

Vassar Township Planning Commission

Regular Meeting – December 12, 2024

Call to Order: 7:00pm

Roll Call:

Todd Aymer – Present  
Sam Tester – Present  
Orville Hartung – Present  
Devin Foether (Chair) – Present  
Monica Whitburn (Secretary) – Present  
Bob Reil (Co-Chair) – Present  
Ben Partridge – Present

Approval of Minutes:

**Motion** by Reil to approve November 14, 2024 Regular Meeting Minutes, with 2 changes, removal of “as” on first page under Trustee Reports and correct spelling of “dates” on page 2 under Receive and Set Public Hearing Dates, seconded by Foether

(7) Ayes

(0) Nays

*Motion Carried*

**Motion** by Foether to approve November 18, 2024 Regular Meeting Minutes, as written, seconded by Partridge

(7) Ayes

(0) Nays

*Motion Carried*

Marijuana Coordinator Report:

Zoning Administrator Report:

Trustee Report:

Approved SAFEbuilt contract at December 10, 2024 meeting  
Went over Change Orders for new Hall  
Detailed Capital Expense form was approved for use

Receive and Set Public Hearing Dates:

**Motion** by Foether to set the public hearing for Vassar Team LLC, Bud Bundy, WLJ Ventures renewals and WLJ new SLUP application, to be held at January 9, 2025 meeting that begins at 7:00pm, seconded by Hartung

(7) Ayes

(0) Nays

*Motion Carried*

At 7:13pm, open public hearing for New Age New Age Horticulture Medical and Adult Use Grower Class B SLUP Renewal

No one in attendance, No one wishes to speak at this time

At 7:14pm, close public hearing for New Age New Age Horticulture Medical and Adult Use Grower Class B SLUP Renewal

All postings and mailings completed

No violations or complaints made against the property

**Motion** by Foether to approve renewal of New Age Horticulture Medical and Adult Use Grower Class B SLUP, as presented, seconded by Whitburn

Roll Call Vote:

Partridge – Yes

Reil – Abstained

Whitburn – Yes

Foether – Yes

Hartung – Yes

Tester – Yes

Aymer - Yes

(6) Ayes

(0) Nays

(1) Abstained

*Motion Carried*

Review AT&T Site Plan Changes:

**Motion** by Foether to approve requested site plan changes to the AT&T Tower located at 551 Birch Run Road, seconded by Partridge

(7) Ayes

(0) Nays

*Motion Carried*

Renewable Energy Ordinances:

No action taken at this meeting

The board will read and review these ordinances and if they want to add anything to Vassar Township's new ordinances, the board will reach out to Alex at ROWE to get a quote to have them reformatted and added

Parks and Recreation Requests:

Aymer states that the Board of Trustees appointed Cheryl Kuzma as the new board liaison for Parks and Recreation at December 10, 2024 meeting

Discussion on any items not named above:

Site plan updates for DRJC Holdings:

Currently in Building C, wants to occupy Building B

Would keep the same amount of tags

Building A is not shown on site plan; site plan is out of date and needs to be updated

Reil states that he does not see any approval for well and septic

Foether states that before giving the go ahead, a new site plan is needed showing all accurate buildings and have paperwork from the health department showing that facilities are good enough for an increase in employee load

Alex from ROWE reached out to Foether to state that he won't be able to make the meeting on December 16<sup>th</sup> because the draft is not finished

Foether will confirm with Alex on when he would like to hold the special meeting

PC Meeting on December 16<sup>th</sup>, 2024 has been cancelled

Public Comment (3 Minutes):

Admin Assistant Sarah Osentoski states that two residents came into the hall questioning what is needed to build a "tiny home" on their property and if the new ordinances will address "tiny homes"

Reil steps away at 7:48pm

**Motion** by Foether to adjourn the meeting at 7:50pm, seconded by Tester

(6) Ayes

(0) Nays

(1) Absent

*Motion Carried*

X

Monica Whitburn  
Secretary

