Vassar Township Planning Commission

Regular Meeting – May 8th, 2025

Call to Order: 7:00 PM

Pledge of Allegiance:

Roll Call:

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

Review and Approve Minutes:

Motion by Partridge to approve April 10th Meeting Minutes as written, seconded by Whitburn

- (5) Ayes
- (0) Nays
- (2) Absent

Motion Carried

Hartung Arrives at 7:02pm

Receive and Set Public Hearing Dates:

Motion by Partridge to set public hearing for the next regular meeting, June 12th starting at 7:00pm for Natures Pure Essentials Medical and Adult Use Class C Grower Renewal and Ace Cannabis Medical Class C and 3 Adult Use Class C Grower Renewals, seconded by Whitburn

- (6) Ayes
- (0) Nays
- (1) Absent

Motion Carried

At 7:08pm, open public hearing for Green J&J Class C Adult Use Grower SLUP Application

At 7:11pm, close public hearing for Green J&J Class C Adult Use Grower SLUP Application

At 7:12pm, open public hearing for Vassar Greenhouse Class B Medical and Adult use SLUP Renewal

-No Questions/Comments from Audience Members

At 7:12pm, close public hearing for Vassar Greenhouse Class B Medical and Adult use SLUP Renewal

At 7:13pm, open public hearing for rezoning of 3480 W. Saginaw Road from AFR to Commercial

- David Ankey 5270 Washburn Rd Asks what they want to do at the location. states that he has no issues with it. Questions why he received a letter and his neighbors did not.
- Robin Williams 5746 Sheridan Rd Asks what they are doing there. Concerned about the damage to the road due to the heavy equipment.
- Dottie McDonald 5840 Sheridan Rd Asks how will this change effect property value in the neighborhood
- Robin Williams States she had a hard time selling her property on Hanes road due to living near an excavating company
- Dottie McDonald Asks how big the building and business will be. Concerns about traffic on that corner
- Robin Williams Questions two driveways and their uses (one on Sheridan Road and one on W. Saginaw Road)

At 7:29pm, close public hearing for rezoning of 3480 W. Saginaw Road from AFR to Commercial

Action and Discussion on Green J&J:

Motion by Whitburn to approve Green J&J Class C Adult-Use Grower Special Land Use Permit Application Class C Medical and Adult use, seconded by Hartung

Roll Call Vote:

Partridge – Yes

Whitburn – Yes

Reil – Yes

Hartung – Yes

Aymer – Yes

Tester – Yes

Foether - EA

- (6) Ayes
- (0) Nays
- (1) Absent

Motion Carried

Action and Discussion on Vassar Greenhouse:

Motion by Aymer approve Vassar Greenhouse Class B Medical & Adult-Use Special Land Use Permit Renewal, seconded by Whitburn

Roll Call Vote:

Tester – Yes
Hartung – Yes
Whitburn – Yes
Partridge – Yes
Reil – Yes
Aymer – Yes
Foether – EA

- (6) Ayes
- (0) Nays
- (1) Absent

Motion Carried

Action and Discussion on rezoning of 3480 W. Saginaw Road from AFR to Commercial:

Motion by Partridge to recommend approval of rezoning from AFR to Commercial 3480 W Saginaw Rd, seconded by Tester

Roll Call Vote:

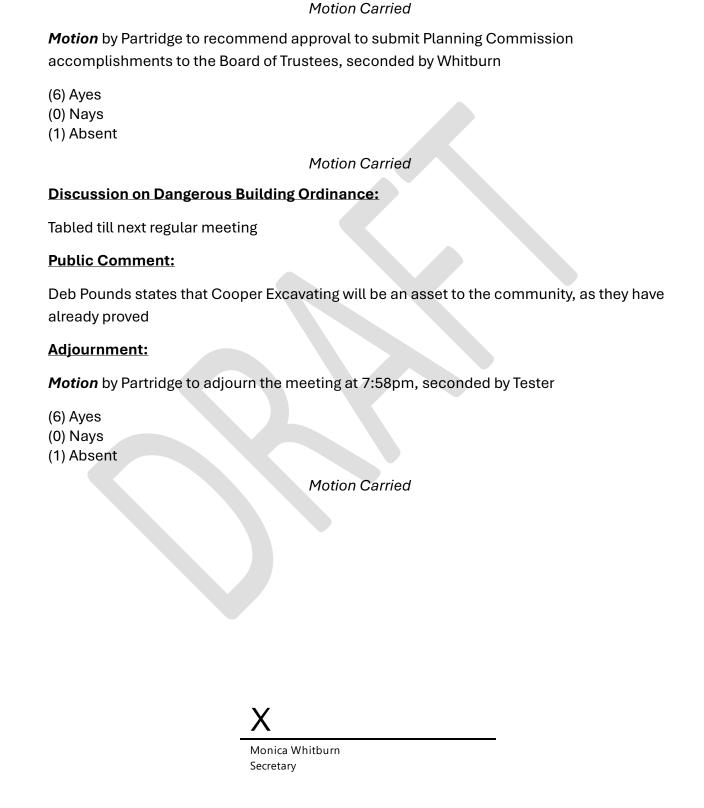
Aymer – Yes
Reil – Yes
Partridge – Yes
Whitburn – Yes
Hartung – Yes
Tester – Yes
Foether – EA

- (6) Ayes
- (0) Nays
- (1) Absent

Motion Carried

Discussion on 2025/2026 Budget Planning:

Motion by Partridge to recommend the approval of the 2025/2026 Budget Estimate to the Board of Trustees, seconded by Whitburn



(6) Ayes(0) Nays(1) Absent