

Vassar Township Planning Commission

Regular Meeting – May 8<sup>th</sup>, 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 10<sup>th</sup> 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 12<sup>th</sup> 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

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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

*Motion Carried*

**Motion** by Partridge to recommend approval to submit Planning Commission accomplishments to the Board of Trustees, seconded by Whitburn

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

*Motion Carried*

**Discussion on Dangerous Building Ordinance:**

Tabled till next regular meeting

**Public Comment:**

Deb Pounds states that Cooper Excavating will be an asset to the community, as they have already proved

**Adjournment:**

**Motion** by Partridge to adjourn the meeting at 7:58pm, seconded by Tester

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

*Motion Carried*

**X**

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Monica Whitburn  
Secretary