

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

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 

Monica Whitburn
Secretary