

## Vassar Township Planning Commission April 10<sup>th</sup> 2025 Meeting Minutes

Meeting was called to order at 7:00 PM, with Chair D. Foether leading the pledge.

Roll call was conducted:

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

Moved to review and approval of April 3<sup>rd</sup> minutes. No discussion had

**Motion** by D. Foether to approve April 3<sup>rd</sup> minutes as written. Seconded by Tester.

**Motion** passed by unanimous voice vote with one absent

Moved to review and approval of March 13<sup>th</sup> minutes. No discussion had

**Motion** by Partridge to approve March 13<sup>th</sup> minutes as written. Seconded by Reil.

**Motion** passed by unanimous voice vote with one absent

D. Foether moved to review reports, starting with the Zoning Administrator (ZA) report. D. Foether gave an update on Armitage Arms status. Attorneys and ATF are now engaging with each other—no further discussion.

D. Foether moved to review the Marijuana Coordinator (MC) report. MC and Partridge discussed a request to allow outdoor grows that must go to the Board of Trustees.

Partridge gave a verbal Trustee report. The Board of Trustees (BoT) is putting out bids again for roadside mowing due to a lack of response. BoT also putting out bids for mowing yards in violation general ordinance. Approved an earn sick time policy. BoT requesting that the Planning Commission (PC) review and recommend draft of Dangerous Buildings general ordinance. BoT approved event expense request and wood chipper request, did pay for half of wood chipper. New hall will have an open house and ribbon cutting on April 26<sup>th</sup> with snacks and refreshments.

D. Foether moved to setting public hearings

MC gave clarity that Green J&J is seeking an additional Class C Adult-Use special land use permit.

**Motion** by D. Foether to set public hearing for Green J&J Class C Adult-Use Grower Special Land Use Permit Application and Vassar Greenhouse Class B Medical & Adult-Use Special Land Use Permit

Renewal to be held at the May 8<sup>th</sup> regular Planning Commission meeting that begins at 7:00 PM.  
Seconded by Tester.

**Motion** passed by unanimous voice vote with one absent

D.Foether to get paperwork for rezoning request to PC members as they were not present in packet, and miscommunication with ZA thinking that all paperwork printed and on desk, not just drawing of site.

**Motion** by D. Foether to set public hearing for the rezoning of 3480 W Saginaw Rd from AFR to Commercial to be held at the May 8<sup>th</sup> Planning Commission meeting that starts at 7:00 PM. Seconded by Tester.

**Motion** passed by unanimous voice vote with one absent

D. Foether opened the public hearing for 664 Vassar LLC Medical and Adult-Use Processing Facility Special Land Use Permit renewal at 7:21 PM. There was no public comment on renewal.

D. Foether closed the public hearing for 664 Vassar LLC Medical and Adult-Use Processing Facility Special Land Use Permit renewal at 7:21 PM and moved to PC discussion and action.

D. Foether asked MC if all postings and mailing were completed. MC confirmed that they were. D. Foether asked if there were any complaints filed for that facility. MC did not have any to her knowledge. Partridge asked if this was for the front building and was told it was by several members of the PC and the MC.

**Motion** by D. Foether to approve 664 Vassar LLC Medical & Adult-Use Processing Facility Special Land Use Permit renewal as presented. Seconded by Partridge.

**Roll Call Vote:**

Bob Reil – Yes  
Ben Partridge – Yes  
Devin Foether – Yes  
Sam Tester – Yes  
Orville Hartung – Yes  
Todd Aymer – Yes  
Monica Whitburn – Absent

**Motion** passed 6-0-1

D.Foether moved to Parks & Recreation (P&R) Committee report and requests. Aymer covered report, indicated that there was a question whether some funding to remove sled hill should come from Hall or general funds because stumps from new Hall property. P&R will be discussing budget at next meeting, wondering when funds for hill removal will hit. D.Foether indicated that the P&R can ask that remaining budget from this year be rolled over to cover.

D.Foether moved to P&R expense request. Asked if any members of PC wished to abstain due to potential conflict of interest and read what constituted a conflict of interest according to MTA and PC training manuals. Reil indicated that discussion on this topic was held from previous meeting due to lack

of full PC board before indicating that he would abstain. D. Foether pointed out that Reil was correct and let the remaining PC members decide if action would be taken tonight. Partridge questioned if PC would at least be discussing it. D. Foether said they would, but wanted the members to voice if they would be taking it all the way to action on it that night, and majority remaining said that PC should.

Partridge was not at P&R or previous PC meeting and asked for clarity on some details of bids. Partridge pointed out that BoT originally voted to bury stumps to save money and now likely going to be more costly to remove. PC members pointed to safety concerns and potential future use of the area. Question of whether it could just be fixed, members who submitted bids pointed out that voids from constant settling would be a safety issue. Could soil be reused not fully removed? Yes, up to township on how much to reuse. Aymer asked how long to fix area. Could take a day or two. Partridge asked if more to be added to the park, why not leave this and just clear another area. D. Foether pointed out that it would still require stump removal in new area besides other clearing, this area already cleared. Will they be able to build on the area after? Yes.

**Motion** by Aymer to recommend approval of Park & Recreation recommendation of Cooper Excavating for removal of sled hill. Seconded by Tester.

**Roll Call Vote:**

Ben Partridge – Yes  
Todd Aymer – Yes  
Orville Hartung – Yes  
Sam Tester – Yes  
Devin Foether – Yes  
Monica Whitburn – Absent  
Bob Reil – Abstains

**Motion** passed 5-0-1-1

Reil rejoined the PC at 7:53 PM

Aymer indicated that the lighting for the pavilion is done. Did confirm that lights and plugs are on a 20 amp breaker and GFCIs are also 20 amp plugs. Lighting level still needs to be set. Timer needs to be set and make sure that time is correct.

D. Foether moved to discussion on housing square footage. Reil wished to have a full PC. D. Foether said PC still needs to discuss, does not need to make decision tonight. D. Foether discussed findings from looking at surrounding townships. Pointed out several surrounding also have 1000 square foot requirement, but only require that a 14'x14' square needs to fit within the footprint of the house. D. Foether pointed out that Frankenmuth Township has a slightly larger requirement, but caps lot size at 2 acres for non-agricultural residential. Aymer pointed out existing illegal structures as evidence against. Several members pointed out that those structures would still be illegal regardless and not on topic of discussion. Would still need to meet building codes. Aymer pointed out that they have less space for storage so higher potential for blight around building. D. Foether suggested that he could show Aymer houses that meet or exceed the current square footage now that have that problem. Reil pointed out that is an enforcement issue.



D.Foether moved to budget agenda item. D.Foether will be bringing similar request letter as last year to next meeting. Would like to add budgeting to consult professionals for infrastructure planning such as cell towers. Discussion around internet service in the township, discussion about how TEC may not have upheld agreement to increase coverage, and funding under grant has run out. Partridge pointed out that companies are approaching BoT again with grant. Member of public asked about paving the dirt roads. Members of the PC informed him that that is controlled by the BoT, PC could only recommend that. PC members suggested that he have neighbors sign on to petition to present BoT to get road paved.

D.Foether instructed members to review draft ordinance from Rowe and have any correction compiled for next meeting. D. Foether mentioned that there was a part of the ordinance that PC talked about returning too regarding number of trailers and recreational vehicles. Pointed out that in looking at square footage regulations, he found that Frankenmuth Township basically allows for unlimited units as long as they are not in the front yard. D. Foether will bring that wording to next meeting. Encouraged others to look at other township ordinances if members find something they don't like.

MC presented PC with information requested on tabled special land use permit applications for Express One D and Smokie Ridge. Express One D supplied requested information and updated site plan.

**Motion** by Aymer to accept Express One D Class A Medical and Adult-Use Grower Special Land Use Permit Application with supplied corrections. Seconded by D. Foether

**Roll Call Vote:**

Ben Partridge – Yes  
Todd Aymer – Yes  
Bob Reil – Yes  
Devin Foether – Yes  
Sam Tester – Yes  
Orville Hartung – Yes  
Monica Whitburn – Absent

**Motion** passed 6-0-1

Reil abstains from Smokie Ridge discussion at 8:35 PM.

All requested documentation corrections for Smokie Ridge were presented.

**Motion** by D. Foether to accept Smokie Ridge Medical Class A and Adult-Use Class C Grower Special Land Use Permit Application with supplied corrections. Seconded by Partridge.

**Roll Call Vote:**

Orville Hartung – Yes  
Devin Foether – Yes  
Sam Tester – Yes  
Ben Partridge – Yes  
Todd Aymer – Yes  
Bob Reil – Abstains  
Monica Whitburn – Absent



**Motion** passed 5-0-1-1

Chairman D. Foether moved to **public comment**.

MC asked about ordinances controlling Caregivers under older state statute. D. Foether and Partridge gave MC the section of the ordinance that talks about that type of marijuana provider. MC indicated that StarBudz will be changing the name they are doing business as and changing graphics on the sign to reflect the name change. No further public comment.

**Motion** by D. Foether to adjourn meeting. Seconded by Tester.

**Motion** passed by unanimous voice vote with one absent

Meeting adjourned at 8:44 PM.

A handwritten signature in red ink, appearing to read "Monica", is written over a horizontal black line. The signature is stylized and cursive.

Secretary