

Vassar Township Planning Commission

Regular Meeting June 12, 2025

Call to Order: 7:00pm

Pledge of Allegiance:

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 (Board Representative) - Present

Approval of Minutes:

Motion by Partridge to approve meeting minutes from May 8, 2025, as written, seconded by Tester

(7) Ayes

(0) Nays

Motion Carried

Liaison Reports:

Motion by Foether to add agenda item 11a: Adoption of Resolution 01-2025 for Meeting Dates Location and Times, seconded by Whitburn

(7) Ayes

(0) Nays

Motion Carried

Set Public Hearings:

Motion by Foether to set public hearing for 664 Vassar LLC Medical and Adult Provisional Center and Express Two N for July 10th meeting that beings at 7:00pm, seconded by Whitburn

(7) Ayes

(0) Nays

Motion Carried

Public Hearings:

At 7:09pm, open public hearing for Natures Pure Essentials Medical and Adult Use Class C Grower SLUP renewal

-No one in attendance wishes to speak

At 7:09pm, close public hearing for Natures Pure Essentials Medical and Adult Use Class C Grower SLUP renewal

At 7:10pm, open public hearing for Ace Cannabis Medical Class C and 3 Adult Use Class C Grower SLUP renewal

-No one in attendance wishes to speak

At 7:10pm, close public hearing for Ace Cannabis Medical Class C and 3 Adult Use Class C Grower SLUP renewal

Planning Commission Discussion and Action:

Motion by Foether to approve Natures Pure Essentials Medical and Adult Use Class C Grower SLUP renewal, as presented, seconded by Tester

Roll Call Vote:

Partridge - Yes

Reil - Yes

Whitburn - Yes

Foether - Yes

Hartung - Yes

Tester - Yes

Aymer - Yes

(7) Ayes

(0) Nays

Motion Carried

Motion by Foether to approve Ace Cannabis Medical Class C and three (3) Adult Use Class C Grower SLUP renewals, seconded by Tester

Roll Call Vote:

Aymer - Yes
Hartung - Yes
Whitburn - Yes
Partridge - Yes
Tester - Yes
Foether - Yes
Reil - Yes

(7) Ayes

(0) Nays

Motion Carried

Meeting Dates and Times:

Resolution PC 01-2025 offered by Foether, supported by Partridge

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

(7) Ayes

(0) Nays

Resolution Adopted

Parks and Rec Requests:

Motion by Aymer to recommend approval of bid from Cooper Excavating for Woodland Drain and Path Restoration Project for \$38,575.00 with a down payment of \$28,000.00 to Cooper Excavating for said Woodland Drain and Path Restoration Project, seconded by Tester

Roll Call Vote:

Aymer – Yes
Tester – Yes
Hartung – Yes
Foether – Yes
Whitburn – Yes

Reil – Abstains

Partridge - No

(5) Ayes

(1) Nays

(1) Abstained

Motion Carried

Motion by Aymer to recommend approval of purchase of Gate from Tractor Supply, Power Washer with protection plan and Lock Pusher from Amazon for a total of \$269.96, seconded by Tester

(5) Ayes

(2) Nays

Motion Carried

Zoning Ordinances:

Alex is no longer with ROWE

Pg 15, multiple family dwellings: AFR should either be a permitted use or a SLUP

Motion by Foether to add as a permitted use multiple family dwellings to AFR to current draft ordinance, seconded by Partridge

Roll Call Vote:

Aymer – No

Hartung – No

Whitburn – No

Partridge – Yes

Tester – No

Devin – Yes

Reil - No

(2) Ayes

(5) Nays

Motion Fails

Section 7.11, page 72: storage unit design, for shipping containers as storage units.

Remove “Shipping Containers” from prohibited items (unanimous verbal agreement)

Dangerous Buildings Ordinance:

Removal of 180 days

Zoning Admin Troy Eurich to reach out to attorney to ask about addition of “Vassar Township Building Codes Enforcement Agency” and ask about appeals

Public Comment:

Adam Long and Greg Parker talk about outdoor grows and encourage PC to look into ordinance changes

Adjournment:

Motion by Foether to adjourn the meeting at 9:50pm, seconded by Whitburn

(7) Ayes

(0) Nays

Motion Carried

X 

Monica Whitburn
Secretary

Resolution PC 2025-01
Vassar Township Planning Commission
Resolution to Adopt Dates, Times, & Locations of Regular Meetings

RESOLUTION: Adoption of the 2025-2026 Vassar Township Planning Commission Meeting Schedule

WHEREAS, according to the Open Meetings Act, a township planning commission must post within 10 days after the first board meeting of the township's fiscal year a public notice stating the dates, times, and places of its regular meetings,

AND WHEREAS, Vassar Township has established the second Thursday of the month as the regular schedule for its meeting,

NOW, THEREFORE, BE IT RESOLVED That the Vassar Township Planning Commission approves the following dates for its regular Meetings for the 2025-2026 fiscal year. Each meeting will be at 7:00 PM and located at Vassar Township Hall, 4470 W. Saginaw Rd. Vassar, Michigan 48768. Phone: (989)823-3541

Thursday, July 10, 2025
Thursday, August 14, 2025
Thursday, September 11, 2025
Thursday, October 9, 2025
Thursday, November 13, 2025
Thursday, December 11, 2025

Thursday, January 8, 2026
Thursday, February 12, 2026
Thursday, March 12, 2026
Thursday, April 9, 2026
Thursday, May 14, 2026
Thursday, June 11, 2026

The foregoing resolution was offered by Chair Devin Foether and supported by Ben Partridge.

Upon roll call vote, the following voted "Aye": Bob Reil, Devin Foether, Sam Tester, Ben Partridge,
Monica Whitburn, Orville Hartung, Todd Aymer

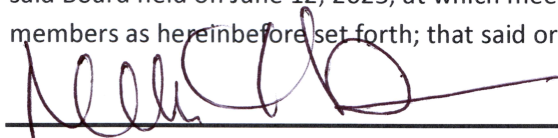
"Nay":

Absent:

The Chair declared the resolution adopted.

CERTIFICATE

I, Monica Whitburn, the duly appointed Secretary of the Vassar Township Planning Commission, hereby certify that the forgoing resolution was adopted by the Planning Commission of the regular meeting of said Board held on June 12, 2025, at which meeting a quorum was present, by roll call vote of said members as hereinbefore set forth; that said ordered resolution was to take immediate effect.



Monica Whitburn
Vassar Township Planning Commission Secretary