

Vassar Township Planning Commission

Regular Meeting July 10, 2025

Call to Order: 7:00pm

Pledge of Allegiance:

Roll Call:

Todd Aymer - Present

Sam Tester - Present

Orville Hartung - Absent

Devin Foether (Chair) - Present

Monica Whitburn (Secretary) - Present

Bob Reil (Co-Chair) - Present

Ben Partridge (Board Representative) - Present

Approval of Minutes:

Motion by Foether to approve meeting minutes from June 12, 2025, as written, seconded by Whitburn

(6) Ayes

(0) Nays

(1) Absent

Motion Carried

Liaison Reports:

Planning Commission wants clarification on if Board of Trustees really needs to approve SLUP applications and renewals after Planning Commission approval

Set Public Hearings:

Motion by Foether to set public hearing for Efflorescence Med and Adult Use Class C Grower, Bud Bundy LLC Medical Class A Grower and Wildfire Partners LLC (Formerly Jelli D) Medical Class A Grower and Adult Use Class C Grower, for the August 14th, 2025 meeting that beings at 7:00pm, seconded by Tester

(6) Ayes

(0) Nays

(1) Absent

Motion Carried

Public Hearings:

At 7:24pm, open public hearing for 664 Vassar LLC Medical and Adult Use Provisioning Center SLUP renewal

-No one in attendance wishes to speak

At 7:24pm, close public hearing for 664 Vassar LLC Medical and Adult Use Provisioning Center SLUP renewal

At 7:24pm, open public hearing for Express Two N Medical Class B and Adult Use Class B Grower SLUP renewal

-No one in attendance wishes to speak

At 7:25pm, close public hearing for Express Two N Medical Class B and Adult Use Class B Grower SLUP renewal

Planning Commission Discussion and Action:

Motion by Foether to conditionally approve 664 Vassar LLC Medical and Adult Use Provisioning Center SLUP renewal, with clarification on name of property owner on permit application and renewal application, seconded by Partridge

Roll Call Vote:

Partridge - Yes

Reil - Yes

Whitburn - Yes

Foether - Yes

Hartung - Absent

Tester - Yes

Aymer - Yes

(6) Ayes

(0) Nays

(1) Absent

Motion Carried

Express Two N Medical Class B and Adult Use Class B Grower SLUP renewal will be tabled until they are back in compliance with the ordinance. The Certified Letter was mailed on Tuesday, July 8th. They have 7 days from receiving the certified letter to become compliant with the ordinance. Clarity on if there has been an ownership change.

Whitburn asks for Marijuana Coordinator to attach previous application/documentation for renewals to look back on

Discussion on Outdoor Marijuana Grows:

Letter read from attorney Michael Bila

Potentially reach out to Tom Rife to get opinions with outdoor grows in the future

Board decides to revisit this topic once we receive more information

Discussion on Dangerous Building Ordinance:

Questions that need to go back to lawyer

-appeals process

-define who is responsible of enforcement

-180-day definition

Zoom meeting with attorney set for next meeting, August 14th, 2025

Parks and Rec Requests and Liaison Report:

Discussion on Draft Zoning Ordinances:

Page 2: Section 1.08: Date of adoption needs to be fixed

Page 3: "A" needs to have some mention of local law enforcement; verify that power was given back to PC for preparation of Township Masterplan for recommendations to Township Board

Page 4: Item 9: policing ordinance and assess how this power impacts item 9; wants to add "see section 7.04"

Page 5: Responsibilities of the Clerk (1, 2 and 4) – these are all things that the ZA and MC does, not clerk. Is there a legal reason as to why it says the clerk should be doing this?; public hearing and notices should be posted on township website – can this include Facebook/social media?; do we need to notify non-township residents within 300 feet for public hearings?

Page 6: item 3: (a-e), need to verify that we do this today – need to add where applications can be reviewed within public hearing letters – number 4: needs clarification

Page 8: certificate of zoning compliance (item 12) – certificate of occupancy: need to determine if these needs codes/fire marshal approval – is it based on use or structure?

Page 9: Section 2.12(2) – changes from clerk to treasurer in regards to deposits

Page 10: reporting violations 2.13(a1): planning department? Should this be ZA/MC or local LE?

Page 11: line D: missing the word "permit" after zoning on the last sentence – municipal civil infractions? Still the way we are currently doing it?

Discussion on New Parcel Map from Equalization:

Motion by Foether to recommend approval of purchase of an updated parcel map from equalization for up to \$100, seconded by Reil

(6) Ayes

(0) Nays

(1) Absent

Public Comment:

Admin Assistant requests if the board is going back over zoning ordinances from the beginning they do that in a special meeting

Adjournment:

Motion by Reil to adjourn the meeting at 9:38pm, seconded by Tester

(6) Ayes

(0) Nays

(1) Absent

Motion Carried

X 

Monica Whitburn
Secretary