

Vassar Township Planning Commission
Regular Meeting – August 14, 2025

Call to Order: 7:00pm

Roll Call:

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

Approval of Minutes:

Motion by Partridge to approve the meeting minutes from July 10, 2025 regular meeting, with one correction, seconded by Whitburn

(6) Ayes
(0) Nays
(1) EA

Motion Carried

Reports:

Receive and Set Public Hearings:

Motion by Partridge to set public hearing for HPG LLC for the regular meeting on September 11th meeting that begins at 7:00pm, seconded by Whitburn

(6) Ayes
(0) Nays
(1) EA

Motion Carried

Public Hearings:

At 7:14pm open public hearing for Efflorescence Medical and Adult-Use Class C Grower
Special Land Use Permit Renewal

At 7:19pm close public hearing for Efflorescence Medical and Adult-Use Class C Grower Special Land Use Permit Renewal

At 7:20pm open public hearing for Bud Bundy LLC Medical Class A Grower Special Land Use Permit Renewal

At 7:21pm close public hearing for Bud Bundy LLC Medical Class A Grower Special Land Use Permit Renewal

At 7:21pm open public hearing for Wildfire Partners LLC Medical Class A and Adult-Use Class C Grower Special Land Use Permit Renewal

Representative in attendance

At 7:22pm close public hearing for Wildfire Partners LLC Medical Class A and Adult-Use Class C Grower Special Land Use Permit Renewal

Planning Commission Action and Discussion:

Motion by Aymer to approve Efflorescence Medical and Adult-Use Class C Grower Special Land Use Permit Renewal, seconded by Hartung

(6) Ayes

(0) Nays

(1) EA

Motion Carried

Motion by Whitburn to approve Bud Bundy LLC Medical Class A Grower Special Land Use Permit Renewal, seconded by Tester

(6) Ayes

(0) Nays

(1) EA

Motion Carried

Motion by Whitburn to approve Wildfire Partners LLC Medical Class A and Adult-Use Class C Grower Special Land Use Permit Renewal, seconded by Aymer

(6) Ayes

(0) Nays

(1) EA

Motion Carried

Action on any tabled renewals:

Express Two N was cited last year and this year for noxious weed ordinance #49. Issue was corrected.

Motion by Tester to conditionally approve Express Two N Medical Class B and Adult Use Class B Grower Special Land Use Permit Renewal as long as they maintain ordinance compliance (article #49), seconded by Hartung

(5) Ayes

(1) Nays

(1) EA

Motion Carried

Discussion on Dangerous Building Ordinance:

Tabled till September 11th meeting

Discussion on Parks and Rec Requests and Liaison Report:

August 23rd is Teen Glow Party and September 6th is Adult Trivia Night

Motion by Whitburn to approve Detailed Expense Capital Request Form from July 23rd, 2025 for \$5,419 to include Teen Glow Party, Adult Trivia Night and Halloween Event both day event and trail event, seconded by Aymer

(6) Ayes

(0) Nays

(1) EA

Motion Carried

Motion by Aymer to accept name change from "Event Coordinator" to "Township Event Coordinator", seconded by Tester

Motion Rescinded

Motion by Whitburn to table the name change till we find out where the budget is coming from and if the title change messes up the current chain of command on how things are processed, seconded by Partridge

(6) Ayes

(0) Nays

(1) EA

Motion Carried

Motion by Partridge to leave chain of approvals how it is currently, seconded by Whitburn

(6) Ayes

(0) Nays

(1) EA

Motion Carried

Discussion on Draft Ordinance Changes and Next Steps:

Foether has been unable to reach ROWE in regard to next steps

Discussion tabled

Additional Business Not Listed:

Public Comment (3 Minutes):

Adjournment:

Motion by Aymer to adjourn the meeting at 9:09pm seconded by Tester

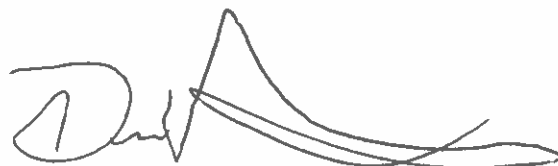
(6) Ayes

(0) Nays

(1) EA

Motion Carried

Next Regular Meeting is September 11, 2025

A handwritten signature in black ink, appearing to be 'D. A.', with a large, stylized flourish extending to the right.