

Vassar Township Planning Commission
Regular Meeting – September 11, 2025

Call to Order: 7:00pm

Roll Call:

Orville Hartung – Present
Sam Tester – Present
Todd Aymer – Present
Devin Foether (Chair and Acting Secretary) – Present
Gloria Coffey – Present
Bob Reil (Co-Chair) – Present
Ben Partridge (Board Representative) - Present

Approval of Minutes:

Motion by Foether to approve the meeting minutes from August 14, 2025 regular meeting, with one correction, adding “no public comment” under the public hearings, seconded by Partridge

(7) Ayes

(0) Nays

Motion Carried

Reports:

Public Hearings:

At 7:15pm, open public hearing for HPG LLC Special Land Use Permit

No public comment

At 7:15pm, close public hearing for HPG LLC Special Land Use Permit

Planning Commission Discussion and Action:

Motion by Foether to conditionally approve renewal of HPG LLC Class C MMFLA and Class C MRTMA Special Land Use Permit with correction to issuing name on permit application and correction of signatures on special land use permit renew application, seconded by Coffey

Roll Call Vote:

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

(7) Ayes

(0) Nays

Motion Carried

Action on Any Tabled Renewals:

None

Discussion on Dangerous Building Ordinance:

Held Zoom meeting with Township Attorney Seth Koches

- Agreed to remove 180-day notice items
- Add that the Board of Trustees has to review and approve violations and enforcement officers
- Add a fillable resolution to approve violations
- Change the wording on the viability of building compared to code when built, not current code

Koches to send Zoning Administrator a revised version of ordinance with PC changes

Discussion on Draft Zoning Ordinances:

Special Meetings to resume being held in regard to Zoning Ordinances on the 4th Thursday of each month

Next meeting will be September 25, 2025 at 7:00pm

Receive and Set Public Hearings:

Motion by Foether to set public hearings for Canna Cabin and DRJC Holdings LLC, for October 9th meeting that starts at 7:00pm, seconded by Tester

(7) Ayes

(0) Nays

Motion Carried

Discussion on Parks and Rec Requests and Liaison Report:

Motion by Reil to recommend approval for spend up to \$20,000.00 for park playground mulch safety project, on proposal dated 9/3/2025, seconded by Aymer

(7) Ayes

(0) Nays

Motion Carried

Parks and Recreation liaison report presented by Aymer. Below motion was part of liaison report:

Motion by Aymer for Parks and Recreation to be able to go straight to Board of Trustees for detailed capital expense reports, seconded by Tester

Discussion:

Reil asks if Aymer is going to submit this motion at every meeting even though it failed at the last meeting

Partridge says that this motion is not what was asked for at the last meeting and states that documentation was not attached on detailed capital expense report that was presented to PC

Motion Rescinded

Additional Business Not Listed:

Foether to thank Monica Whitburn for her service to the Planning Commission, as she is now Township Clerk

Next Planning Commission meeting will hold voting on positions

Public Comment (3 Minutes):

Zoning Administrator Troy Eurich asks why Parks and Recreation cannot just go right to Board of Trustees

Adjournment:

Motion by Foether to adjourn the meeting at 8:46pm seconded by Reil

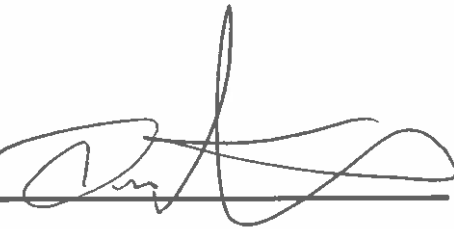
(7) Ayes

(0) Nays

Motion Carried

Next Special Meeting is September 25, 2025

Next Regular Meeting is October 9, 2025

X 

Secretary