

Vassar TWP Planning Commission Special Meeting

September 25th, 2025

7:00 pm

(Draft)

7:00 pm meeting called to order. Pledge led by Chair D.Foether.

Roll Call:

Gloria Coffey - present

(Co-Chair) Bob Reil - absent

Ben Partridge - present

(Chair & Acting Secretary) Devin Foether - present

Todd Aymer - present

Sam Tester - absent

Orville Hartung - absent

D. Foether moved to discussion on draft zoning ordinance.

Discussed considering separating AFR into separate units in future Master Plan updates.

Questioned if in Section 3.08, Medium-Density Residential stated intent and purpose should be medium-density dwellings and not low-density dwellings.

Reil joined at 7:11 pm

Question about if a lot line adjustment could be done in which it would cause a non-compliance with setbacks.

Discussion if zonings that do not match future use, also known as spot zonings, would revert to correct zoning on sale of property or owner passing.

Striking bullet point 1 for Area and Setback Standards and adding wording that setbacks must comply with right-of-way or minimum setbacks, whichever is greater.

Note to ask ROWE why to permit farming in any area when state right to farm would overrule.

Add SLU to AFR for Multi-Family dwellings, remove P from MHP for Adult Foster Care Home (7-20 adults), add P to C for Adult Foster Care Home (7-20 adults), and change SLU to P in AFR for two-family dwellings.

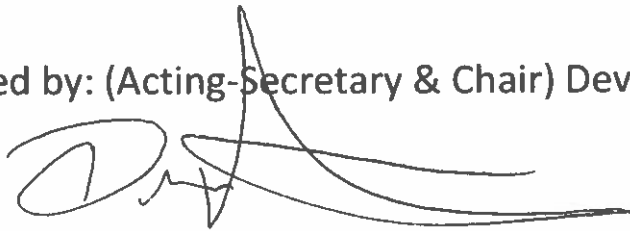
Public Comment

Zoning Administrator asked if zoning ordinance includes zoning for short-term rentals, accessory dwelling units, and/or efficiency housing. Advised to ask attorney for examples from other municipalities.

Motion to adjourn the meeting made by D. Foether, seconded by Coffey.

Motion passed unanimously. Meeting adjourned at 8:46 pm.

Submitted by: (Acting-Secretary & Chair) Devin Foether

A handwritten signature in black ink, appearing to read 'D. Foether', with a long, sweeping horizontal line extending to the right.