

Vassar Township Planning Commission

Special Meeting October 23, 2025

Call to Order: 7:00pm

Roll Call:

Sam Tester – absent

Todd Aymer – present

Devin Foether (Chair) – present

Gloria Coffey (Secretary) – present

Bob Reil (Co-Chair) – present

Ben Partridge (Board of Representative) – present

D. Foether moved to discussion on draft zoning ordinance.

Discussion began on bottom of page 15
Commercial Uses

Discussion on Assembly and concert halls.
changed to Permitted on Commercial
all present agreed

Discussion on Bank
changed to Bank/ Credit Union

Discussion on Contractor's Establishment
Added Permitted on Industrial

Discussion on Firearm Range, Indoor and Outdoor
Definition on page 35 discussed and corrected Design Standard.
A. Developed site shall be located at least 500 ft from any residential building.

Discussion on Mini Storage Buildings
Changed SLU to permitted on commercial

Discussion on Open-air business or Sales Lot
Changed SLU to permitted on commercial

Discussion on Private Recreation Park
Added Permitted in Commercial

Discussion on Recreational vehicle Campground
Added SLU to commercial

Discussion on small engine repair & Service
Changed SLU to permitted in Commercial

Discussion on Above-Ground Storage Tanks and Below-Ground Storage Tanks
Clarification is needed for this.

Suggesting adding SLU for commercial on Above-Ground Storage Tanks

Discussion on Industrial Solar Energy Collector System

Added SLU to commercial and industrial

AFR is SLU .. more information is needed.

Discussion on Lumber & Planing Mill

Added SLU for commercial

Discussion on Warehousing, Storage, or Whole sale facilities

Added SLU for commercial

Discussion on Funeral Homes

Removed permitted from RM

vote 4 – 1 in favor

Discussion On Hospital

Removed SLU from AFR

vote 4 – 1 in favor

Discussion on Telecommunications Tower

Added SLU to RM

Questioned adding anything to MHP

Discussion on Assessorly Dwelling Units

Changed AFR and RM to Permitted

vote 4 – 1 in favor

Discussion on Assessorly Structures and Uses

Add Permitted in AFR, RM, MHP, C and I.

Vote 5 – 0 in favor

Discussion on Bill Boards

Removed SLU in AFR and Commercial

Discussion on Private Solar Energy Collector Systems

Added Permitted to MHP

Discussion on Private Swimming Pools

Added Permitted to MHP

Discussion on Temporary Buildings

Added Permitted to MHP

Discussion on Temporary Use
Added to RM and MHP

Ended Discussion page 18

Resume on page 19 at next special meeting.

Public Comment:

Resident asked about set back rule for accessory building and how long it will take to get ordinances updated and or changed. Devin Foether tried to explain the procedure.

Troy states that the destructive building ordinance would be discussed again at the next regular meeting with attorney virtually.


Devin discussed creating a zoning ordinance on land division.

Motion by Ben Partridge to adjourn meeting at 8:46 pm. Seconded by Devon Foether.

(5) ayes
(0) nays
(1) absent

Motion Carried

Next Regular Meeting is November 13, 2025.

X 
secretary

