

Vassar Township Planning Commission

Regular Meeting November 13, 2025

**Call to Order:** 7:00pm

**Pledge of Allegiance**

**Roll Call:**

Bob Reil (Co-Chair) – Present

Gloria Coffey – Present

Devin Foether (Chair) – Present

Todd Aymer – Present

Sam Tester – Present

Ben Partridge – Present

**Approval of Minutes:**

**Motion** by Foether to approve the October 9th, 2025 meeting minutes, as presented, seconded by Aymer.

(6) Ayes

(0) Nays

Motion Carried

**Motion** by Partridge to approve the October 23, 2025 meeting minutes, as written, seconded by Foether.

(6) Ayes

(0) Nays

Motion Carried

**Reports:**

**Receive and set public hearing:**

None

**Public Hearings:**

At 7:09, open public hearing for Radcliff Investments LLC

At 7:10 close public hearing for Radcliff Investments LLC

At 7:10 open public hearing for Oak Vassar LLC  
At 7:11 close public hearing for Oak Vassar LLC

At 7:11 open public hearing for Efflorescence LLC  
At 7:12 close public hearing for Efflorescence LLC

**Actions and Discussions:**

**Motion** by Foether to approve renewal of Radcliff Investments LLC special land use permit for 1 class c medical and 1 Class C adult use permit, seconded by Reil

**Roll Call:**

Sam – yes  
Ben - yes  
Bob - yes  
Todd - yes  
Devin - yes  
Gloria – yes

Motion approved 6 – 0

**Motion** by Foether to approve the medical marijuana class c growers special land use permit application for Oak Vassar LLC with supplying well and septic documentation to marijuana coordinator, seconded by Coffey

**Roll Call:**

Ben – yes  
Bob – yes  
Todd – yes  
Gloria – yes  
Devin – yes  
Sam – yes

Motion Carried 6 – 0

**Motion** by Foether to approve the 2 adult use special land use permit application for a Class c grower for Oak Vassar LLC with supplying marijuana coordinator with well and septic permits for the application, seconded by Partridge

**Roll Call:**

Todd - yes  
Devin - yes

Gloria - yes  
Sam - yes  
Ben - yes  
Bob - yes

Motion Carried 6 - 0

**Motion** by Partridge to approve the medical marijuana processor special land use permit for Efflorescence LLC, seconded by Devin

Roll Call:

Bob - yes  
Todd - yes  
Devin - yes  
Gloria - yes  
Sam - yes  
Ben - yes

Motion Carried 6 – 0

**Motion** by Devin to approve the Adult Use Processor special land use permit for Efflorescence LLC, seconded by Sam

Roll Call:

Ben - yes  
Todd - yes  
Bob - yes  
Sam - yes  
Devin -yes  
Gloria – yes

Motion Carried 6 – 0

**Addition Outstanding Business:**

Devin to nominate Coffey as ZBA rep liaison, seconded by Aymer.

(6) Ayes  
(0) Nays

nomination carried

Discussion on Site plan for mini storage  
Tabled for more discussion at Regular PC

No Ordinance Review Meeting Scheduled for November  
Regular Planning Commission meeting scheduled for Dec 11, 2025  
Ordinance Review Meeting scheduled for December 18, 2025

**Public Comment:**

**Motion** by Reil to adjourn Meeting, seconded by Tester

(6) Ayes  
(0) Nays

Motion Carried

Meeting Adjourned at 8:42 pm

X Alma Coffey  
secretary