

Vassar Township Planning Commission

Regular Meeting January 8, 2026

Call to Order: 7:00pm

Roll Call:

Ben Partridge – Present
Bob Reil (Co-Chair) – Present
Gloria Coffey – Present
Devin Foether (Chair) – Present
Sam Tester – Absent Excused
Todd Aymer – Present

Approval of Minutes:

Motion by Ben to approve the December 11, 2025 regular meeting minutes, as written, seconded by Devin.

(5) Ayes
(0) Nays
(1) Absent

Motion Carried

Motion by Devin to approve the December 18, 2025 special meeting minutes, as written, seconded by Todd.

(5) Ayes
(0) Nays
(1) Absent

Motion Carried

Public Hearings:

At 7:03 open public hearing for WLJ Ventures Special Land Use Permit Renewal 3925 Crooked Creek Drive.
At 7:04 close public hearing for WLJ Ventures Special Land Use Permit Renewal.

At 7:04 open public hearing for 664 Vassar LLC Special Land Use Permit Renewal 6556 Oak Rd.
At 7:05 close public hearing for 664 Vassar LLC Special Land Use Permit Renewal.

At 7:05 open public hearing for Alien Tek Farms LLC Special Land Use Permit Renewal 6702 Sheridan Rd.
At 7:06 close public hearing for Alien Tek Farms LLC Special Land Use Permit Renewal.

At 7:06 open public hearing for New Age Horticulture Special Land Use Permit Renewal 6875 Sandy Ridge.
At 7:06 close public hearing for New Age Horticulture Special Land Use Permit Renewal.

At 7:07 open public hearing for Ace Cannabis Special Land Use Permit Application 3896 Crooked Creek Dr.
At 7:07 close public hearing for Ace Cannabis Special Land Use Permit Application.

Actions and Discussions:

Motion by Devin to approve WLJ Ventures LLC special land use permit renewal for a class c medical and 2 class C adult use grower special land use permit for 3925 crooked creek drive with corrections of renewal application showing owner interest in property as lessee, seconded by Ben.

Roll Call vote:

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

Motion Carried 5 – 0

Motion by Ben to approve 664 Vassar LLC medical and adult use processor special land use permit renewal, seconded by Devin.

Roll Call vote:

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

Motion Carried 5 – 0

Motion by Devin to approve Alien Tek Farms LLC special land use permit renewal for medical class A grower and adult use class C grower with correction of applicants interest in property to Lessee on the renewal application for a special land use, seconded by Todd.

Roll Call vote:

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

Motion Carried 5 – 0

Motion by Devin to approve the special land use permit renewal for New Age Horticulture for a class B medical grower and Class B adult use grower, seconded by Gloria.

Roll Call Vote:

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

Motion Carried 5 – 0

Motion by Devin to approve Ace Cannabis LLC special land use permit application for an additional class c medical and 2 additional class c adult special land use permits with the addition of clarity on building being operated out of on the application information, seconded by Bob.

Roll Call Vote:

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

Motion Carried 5 – 0

Receive and Set Public Hearings:

Motion by Devin to set the public hearings for Vassar Tech Farms LLC, ReLeaf Farms LLC, Bud Bundy Farms LLC and Vassar Team LLC special land use permit renewals and Green J and J Holdings LLC special land use application to be held at the February 12th regular planning commission meeting that begins at 7pm, seconded by Todd.

(5) Ayes
(0) Nays

Motion Carried

Additional Outstanding Business Not Listed:

Special Meeting scheduled for January 22nd 2026 at 7pm

Public Comment:

none

Motion to Adjourn by Devin, seconded by Bob.

(5) Ayes

(0) Nays

Motion Carried

Meeting adjourned at 7:51 pm

X *Aloua Coffey*
secretary