Vassar Township Planning Commission

Special Meeting February 26, 2026

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

Pledge of Allegiance

**Roll Call**:

Sam Tester – absent
Devin Foether (Chair) – present
Todd Aymer – present
Bob Reil (Co-Chair) – late, present
Ben Partridge – present
Gloria Coffey – present

**Discussion on ordinances with Attorney**

Dangerous Building Ordinance:
Section 2 Definitions

(b) include "code at time of construction of the structure"

(d) include "the code in effect at the time of construction of the structure"

Section 4 fee schedule: Board of Trustees with guidance from attorney will determine where the fee schedule needs to be whether in the ordinance or in ordinance 004-10 section 2

**Motion** made by Devin to recommend the Board of Trustees adopt Dangerous Building Ordinance with changes noted in Section 2 b & d and with guidance from attorney, refer to ordinance 004-10 section 2 on correction, seconded by Gloria.

Ayes (5)
nays (0)
Absent (1)

Motion Carried 5 – 0 – 1

**Continued review of draft Zoning Ordinance:**

Begin on Page 30

Animal Grooming or Daycare Service (NOT KENNEL):
Change in Design Standard: Add the word "minimum" to read
B. Any outdoor runs or play areas must be enclosed by a minimum 6' privacy fence and located in rear yard

Car Wash:

Change Design Standard: replace "C. Access points shall be located at least 200' from the intersection or any two streets with" C. Access points shall be located at least 60' from the right of way of any intersecting streets"

Child Care Centers:

Design Standard: add the word "minimum" to B: Outdoor play areas shall not be located in a front yard, and is to be surrounded by a minimum 6' privacy fence.

Commercial Kennels:

Design Standard: add the word "minimum" to A. Any outdoor runs or areas for animals must be surrounded by a minimum 6' privacy fence.

Firearm Range, indoor and outdoor:

Design Standard:

Change A. to read "Shall be located at least 500' from any developed site existing structure."

Gasoline Service Stations:

Design Standard:

Remove A. The minimum lot area shall be ½ acre.

Change in D 50' to 60' to read as follows: The driveways to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be nc less than 60' from a street intersection (measured from the road right-of-way) or from adjacent residential districts.

End on page 35.

**Public Comment:**

Ben presented MTA correspondence for us to go over,"Local zoning could no longer be a local issues". Bills are being introduced into the state legislature that would impact local townships authority over local zoning issues.

**Motion** by Devin to adjourn the meeting, seconded by Bob.

Ayes (5)
nays (0)

Motion Carried 5 – 0

Meeting Adjourned at 8:32 pm.

X Ellona Cobey
secretary