

Vassar Township Planning Commission

Regular Meeting April 09, 2026

Call to Order: 7:00pm

Roll Call:

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

Approval of Minutes:

Motion by Ben Partridge to approve the March 12, 2026 regular meeting minutes, as written, seconded by Devin Foether.

(6) Ayes
(0) Nays

Motion Carried 6 – 0

Motion by Devin Foether to approve the March 17, 2026 special meeting minutes, as written, seconded by Todd Aymer.

(6) Ayes
(0) Nays

Motion Carried 6 – 0

Receive and Set Public Hearings:

Motion by Devin Foether to set the public hearing for Vassar Greenhouse LLC special land use permit renewals to be held at the May 14, 2026 regular planning commission meeting that begins at 7pm, seconded by Sam Tester.

(6) Ayes
(0) Nays

Motion Carried 6 – 0

Complete action on Tabled items from previous meetings:

Tabled group child care home special land use permit pending further information from home owner and attorney.

Public Hearings:

At 7:18 pm open public hearing for Smokey Ridge Cannibus Special Land Use Permit Renewal at 3364 Smokey Ridge Road.

At 7:19 Bob Reil abstains from hearing.

James Chron complained about the smell in the very late evenings and early mornings. Further discussion determined that this was not against Smokey Ridge Cannibus but about Express One D, Inc.

At 7:34 pm close public hearing for Smokey Ridge Cannibus Special Land Use Permit Renewal.

At 7:35 pm open public hearing for Express One D Special Land Use Permit Renewal at 3862 Crooked Creek Dr.

James Chron asked about taxes pertaining to marijuana growers. He asks about clean air act. He is annoyed with the odor from the facility.

At 7:39pm close public hearing for Express One D Special Land Use Permit Renewal.

At 7:45 Bob Reil rejoins.

Actions and Discussions:

Tabled Smokey Ridge Cannibus, LLC

Tabled Express One D, LLC

Phone Call was made to Marijuana Coordinator, whom answered questions so we could go forward.

Motion by Devin Foether to approve Express One D, LLC medical class B grower and Adult Use Class B grower Special Land Use Permit Renewals, seconded by Sam Tester.

Roll Call Vote:

Todd Aymer – Y

Sam Tester – Y

Gloria Coffey – Y

Ben Partridge – Y

Bob Reil – Y

Devin Foether – Y

Motion Carried 6 – 0

At 7:49 Bob Reil Abstains

Motion by Devin Foether to approve Smokey Ridge Cannibus LLC, medical class A and Adult use Class C Special Land Use Permit Renewal, seconded by Sam Tester.

Roll Call Vote:

Ben Partridge – Y
Devin Foether – Y
Todd Aymer – Y
Gloria Coffey – Y
Sam Tester – Y
Bob Reil – abstain

Motion Carried 5 – 0 – 1 (abstain)

At 7:54 Bob rejoins.

Discussion and Action on Parks and Recreation Requests:

Motion by Todd Aymer to approve Parks and Recreation budget request to send on to Board of Trustees, seconded by Sam Tester.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Review budget request for 2026/2027 fiscal year:

Devin Foether introduced the new budget estimates for the Planning Commission 2026\2027. Added the word “to” in bullet point 2. between “or another professional firm” and “assist with the development”. Added to the budget 7. Funding for training for planning commission members.

Motion by Ben Partridge to recommend this to the Board with the additions, seconded by Todd Aymer.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Additional Outstanding Business Not Listed:

The Zoning Administrator Troy Eurich brought up the Dangerous Building Ordinance that we had previously passed in February to send to the board of trustees. Follow up with supervisor is needed.

Public Comment:

Local church inquired about steps necessary for a shelter with beds.

Motion to Adjourn by Devin Foether, seconded by Sam Tester.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Meeting adjourned at 8:41 pm

X

Melissa Coffey
secretary