

Vassar Township Planning Commission

Special Meeting April 23, 2026

Call to Order: 7:04 pm

Pledge of Allegiance

Roll Call:

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

Continued review of draft Zoning Ordinance:

Begin on Page 42 Industrial Uses:

Above-ground storage tanks:
Design Standard
Add Bullet Point “C.”

Clarification or rewording is needed for the Design Standard in these three ordinances:
Above-ground storage tanks “no storage of flammable or potentially hazardous materials”
Below-ground storage tanks
Hazardous Material Storage Tanks allows for above-ground storage tanks but this contradicts the design standard for above-ground storage tanks where as no storage of flammable or potentially hazardous materials
Somehow we need to reference Hazardous Material Ordinance for both Above and Below ground storage tanks.

Industrial Solar Energy Collector System:
Design Standard
Better Clarity is needed and the reference to Section 5.02 D needs to be adjusted

Manufacturing:
Design Standard
add the word “minimum” before 6-foot fence

Warehousing, Storage, or Wholesale Facilities:
Design Standard
Add the word “minimum” before 6-foot fence in bullet point A

Institutional Uses:

Essential Services:

Parking

Change to something like “1 space per employee on the largest shift for structures that require non-transient employee”

Outdoor Storage:

Design Standard

add some sort of verbiage for state of organization of materials

Religious Institutions:

Design Standard

Remove and change to None

Telecommunication Towers:

Parking:

Minimum 1 space or 1 space per employee on largest shift

Design Standard:

Bullet Point A. remove the word “centrally”

Add “unless certified engineering demonstrates smaller radius of collapse “

Ended on page 48 Other Uses

Public Comment:

Devin recommends we all go thru the rest of the ordinances and come back with recommendations for changes in order to move this review process faster.

Motion by Devin Foether to adjourn the meeting, seconded by Bob Reil.

Ayes (6)

Nays (0)

Motion Carried 6 – 0

Meeting Adjourned at 8:40 pm.

X

secretary