

Vassar Township Planning Commission

Regular Meeting July 9, 2026

Call to Order: 7:00pm

Pledge of Allegiance

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 June 11, 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 June 25, 2026 special meeting minutes, as written, seconded by Bob Reil.

(6) Ayes
(0) Nays

Motion Carried 6 – 0

Receive and Set Public Hearings:

Motion by Devin Foether to set the public hearings for Bud Bundy, Wildfire Partners LLC, Green J and J Holdings LLC renewals and AAA Vassar Holdings LLC new special land use permit application to be held at the August 13th regular planning commission meeting that begins at 7pm, seconded by Bob Reil.

(6) Ayes
(0) Nays

Motion Carried 6 – 0

Complete action on Tabled items from previous meetings:

Group Day Care applicant rescinded the special land use permit application and is going for the use by right day care.

Public Hearings:

At 7:08 pm open public hearing for Ace Cannabis LLC Special Land Use Permit Renewal.

5 residents, Jim Chron, Raymond Ronteltap, Scott & Diana Martin all complained about the odor happening at different times of the day and night.

At 7:11 pm close public hearing for Ace Cannabis LLC Special Land Use Permit Renewal.

At 7:11 pm open public hearing for Efflorescence LLC Special Land Use Permit Renewal.

The same odor complaint was made by Jim Chron and the other residents attending.

At 7:14 pm close public hearing for Efflorescence LLC Special Land Use Permit Renewal.

Actions and Discussions:

Motion by Devin Foether to approve Ace Cannabis LLC Special Land Use Permit renewals for one Class C medical marijuana and (3) Class C Adult Use marijuana establishment as presented, seconded by Gloria Coffey.

Roll Call Vote:

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

Motion Carried 6 – 0

Motion by Ben Partridge to approve the Special Land Use Permit renewal for a Class C medical and Class C Adult Use grower for Efflorescence LLC, seconded by Todd Aymer.

Roll Call Vote:

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

Motion Carried 6 – 0

Discussion and Action on Parks & Recreation requests:

Motion by Devin Foether to recommend to the Board of Trustees approval of the purchasing of the Trivia Nerd subscription for \$96.00 for the next calendar year, seconded by Ben Partridge.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Motion by Devin Foether to pass the Volunteer Request Posting and Advisory Committee for the Halloween Party and Haunted Trail Events to the Board of Trustees for their review and approval, seconded by Sam Tester.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Motion by Devin Foether to send the letter for local business owner, small business, or crafter to Board of Trustees for their review for the trivia night fundraiser request, seconded by Sam Tester.

(5) Ayes

(1) Nays

Motion Carried 5 – 1

Additional Outstanding Business Not Listed:

Form for MTA Account Set up for training at home

Public Comment:

none

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

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Meeting adjourned at 8:39 pm

X

secretary