



City of Vassar
Annual Planning Commission Report
2021

Introduction

The Planning Commission is responsible for creating a master plan for the physical development of the city. They review comprehensive programs for capital improvements, rezoning requests, site plans, subdivisions, special use permits and other land use applications. They also review the widening and extension of streets, the development of parks and other public improvements.

The Planning Commission develops new zoning standards and ensures that the standards of appropriate environmental protection legislation are applied. The Commission consists of nine members who serve three-year terms.

Purpose

The purpose for the Planning Commission Annual Report is for a few reasons. First, it is required by law. The Michigan Planning Enabling Act states that “A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development. This means that all planning commissions across the state of Michigan, including Vassar, must provide an annual report that summarizes what the planning commission has done in the given year.

Second, the annual report increases information-sharing between staff, boards, commission, and the governing body. This allows for anticipation of upcoming issues and priorities, to prepare and budget, if necessary. In addition, it allows for more transparency and provides more trust in the City’s operations.

Third, it gives the City of Vassar the opportunity to thank board and commission members for their time and good work. Working together in groups is not always easy, especially when the group has different ideas and motives. The Planning Commission has the common interest of what they feel is best for Vassar. With the Planning Commission Annual Report, we can take the time to thank them for their time and energy dedicated to their public service.

Commission Members

Name	Appointed	Term Expires
Michael Damm	Council Liaison	Tenure
Gary Kasper	07/2007	06/30/2021
Buryl Binder	08/2013	06/30/2021
Ian Rudnik	03/2014	06/30/2020
Jennifer Miller	2014	06/30/2023
Nathaniel Miller	2014	06/30/2023
Benjamin Kaiser	02/2020	06/30/2023

Attendance

	M. Damm	G. Kasper	B. Binder	I. Rudnik	J. Miller	N. Miller	B. Kaiser
January 18	Yes	Yes	Yes	Yes	Yes	Yes	No
February 22	Yes	No	No	Yes	Yes	Yes	Yes
March 15	Yes	No	Yes	Yes	Yes	Yes	Yes
April 19	Yes	Yes	Yes	No	Yes	Yes	No
May 17	Yes	Yes	Yes	Yes	Yes	Yes	Yes
June	No Meeting						
July 19	No	Yes	Yes	Yes	No	Yes	Yes
August	No Meeting						
September 20	Yes	Yes	Yes	Yes	Yes	Yes	Yes
October	No Meeting						
November	No Meeting						
December	No Meeting						

Meetings

The Commission meets the third Monday of each month (please see calendar for exceptions) at 6:30 PM at Vassar City Hall. City Hall is located at 287 E. Huron Avenue, Vassar.

Meeting Dates	Meeting Minutes
January 18	<ul style="list-style-type: none"> • CIB Planning-Master Plan. Received a presentation from Elaina about our Master Plan update. We received a few surveys but would like to get some more. • Extracts. Much discussion was had by the developer and the Commission members. • Public Comment: None • Commission Member Comments: None • City Manager Announcements & Statements: None
February 22	<ul style="list-style-type: none"> • 475 Goodrich special permit. Permit was discussed. Scott Dianda presented from Agromod. Some discussion was had after presentation. Motion to approve the permit was carried. • Public Comment: None • Commission Member Comments: None • City Manager Announcements & Statements: None

March 15	<ul style="list-style-type: none"> ● Capital Improvement Plan. Discussed Vassar’s Capital Improvement Plan. Motion to approve the CIP was passed. ● Public Comment: None ● Commission Member Comments: None ● City Manager Announcements & Statements: None
April 19	<ul style="list-style-type: none"> ● 519 E Huron Rezone. Much discussion was had. Developer discussed why the rezone would help their process. Motion to approve agenda was carried. ● Public Comment: None ● Commission Member Comments: None ● City Manager Announcements & Statements: None
May 17	<ul style="list-style-type: none"> ● Rezoning 254 S. Sherman St. City Manager discussed the change, John Chase was included in the discussion. Motion to allow for public hearing to appear on Agenda Item was passed. Motion to approve rezone was in favor. ● Public Comment: None ● Commission Member Comments: None ● City Manager Announcements & Statements: None
July 19	<ul style="list-style-type: none"> ● Master Plan Discussion. Kelly McIntyre presented Master Plan goals via a virtual call. ● Public Comment: None ● Commission Member Comments: None ● City Manager Announcements & Statements: None
September 20	<ul style="list-style-type: none"> ● FTLOC LLC. Discussion was had about the development at 101 Enterprise, the developer spoke. Motion to approve Special Use Permit was in favor. ● Public Comment: None ● Commission Member Comments: Kasper would like the City to address gravel parking lots. ● City Manager Announcements & Statements: None

Master Plan Review

Changes to the Master Plan are being considered at this time.

Zoning Ordinances

- 1) **Ordinance No. 2021-01**-At the January 19, 2021 Special City Council meeting, the Vassar City Council did adopt the following: Ordinance No. 2021-01 an ordinance of the City of Vassar, Michigan, amending the following: **Chapter 10 – Building and Building Regulations: Article II. – CONSTRUCTION CODE, Sec 10-31 through Sec 10-33 are replaced in their entity and replaced.**
 - a) **Effective Date:** This amendment shall take immediate effect upon publication of this ordinance in a newspaper or general circulation.
 - b) 1st Reading by Council-January 4, 2021; 2nd Reading by Council-January 19, 2021; Public Hearing of Council-January 19, 2021; Adopted by Council-January 19, 2021; Published in the Tuscola County Advertiser-January 23, 2021.

News & Announcements

As we wrap up 2021, we were pleased to see the City of Vassar and the Vassar community move towards a normal-like atmosphere. As time progressed, we transitioned from Zoom calls and chatting from our homes to meeting back in person. Our transition was complete as the State of Michigan moved towards lifting the health and safety mandates required by MIOSHA. With the opportunity of vaccines offered to the public, Vassar was able to move forward towards a sense of normalcy and routine. We as the Planning Commission would like to thank everyone's contributions to the meetings that have allowed for updates to the Capital Improvement Plan (CIP), the Master Plan, and the creation of new city ordinances.