

**CITY OF REED CITY
PLANNING COMMISSION
February 2, 2026**

Planning Commissioner Dawn Montague called the meeting to order at 5:31 P.M. City Hall 227 E Lincoln, Reed City, MI.

Present: Trevor Guiles, Roger Meinert, Dawn Montague, Timothy Locker, and Rich Saladin. Allison Langworthy, Linda Obermier, Karen McKinney and Sarah Spruit was absent. There were members of the public present. The meeting opened with roll call and the pledge to the flag.

Agenda: Motion by Locker, seconded by Guiles, **CARRIED**, to approve the agenda as amended. Affirmed by voice vote.

Minutes: Motion by Guiles, seconded by Locker, **CARRIED**, to approve the minutes of January 5, 2026, regular meeting as presented. Affirmed by voice vote.

New Business:

Discussion and Action – 716 S Chestnut Site Plan

Motion by Guiles, seconded by Meinert, **CARRIED**, to approve the Site Plan for 716 S. Chestnut for MUAB LLC Solar Panels as presented. Affirmed by voice vote.

Discussion and Action – 420 N Chestnut Site Plan

Motion by Meinert, seconded by Locker, **CARRIED**, to approve the Site Plan for 420 N. Chestnut as amended, with the following change to the project description from north to the south side of building. Affirmed by voice vote.

Discussion and Review – 2025-26 Capital Improvement Plan

City Manager, Saladin reviewed the items and projects on the current 2025-26 Capital Improvement Plan. He also reviewed upcoming projects in the plan and asked for commissioner's input for any projects to include in the 2026-27 Capital Improvement Plan. Saladin will present an updated Capital Improvement Plan at the March Planning Commission meeting for approval.

Old Business:

Discussion and Review of Residential Zoning Codes

Commissioners continued discussing and reviewing the current Residential Zoning Codes. Commissioners discussed converting the corner of E. Church to the city limit line on S. Roth from a R1 Single Family Residential District to an R4 Residential District -Multiple Density. It was discussed creating a zoning district for where city parks are located instead of it being zoned R1. City Manager, Saladin will research having a zoning consultant help with the continued review of the Residential Zoning Codes throughout upcoming meetings.

Discussion and Action on Posting the Recreation Plan Draft 30 Day Public Notice Period and Scheduling a Public Hearing for April 6, 2026

Motion by Locker, seconded by Meinert, **CARRIED**, to approve the posting of the Recreation Plan Draft on Facebook and Website for 30 days and scheduling a public hearing for April 6, 2026. Affirmed by voice vote.

City Manager/Zoning Administrator's Report:

City Manager, Saladin had no new updates to share.

Audience: No audience comments.

Adjourn: Montague adjourned the meeting at 7:14 P.M.

Chastity Eads

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City Clerk