

**CITY OF REEDCITY**  
**REGULAR PLANNING COMMISSION**  
**Virtual Meeting**  
**July 6, 2020**

Chairperson Dawn Montague called the meeting to order at 7:00 P.M electronically for participation via computer or phone.

Present            Nathan Bailey, Marlene Fatum, Trevor Guiles, Ron Howell, Dawn Montague, Russell Nehmer,  
Electronically    Sarah Spruit arrived at 7:13 P.M. and Natasha Sturdavant. Randy Laramore was absent. Cathie  
Crew, Victoria Martin and Fred Campbell joined electronically. The meeting was opened with the  
pledge to the flag.

Public Hearing    A public hearing was opened at 7:02 P.M. to receive public comments on the request from Ebels  
General Store for Rezone at 105 E. Church Avenue from Residential-2 to Commercial-2.

There were no public comments and no written comments received.

Motion by Guiles, seconded by Fatum, **CARRIED**, to close the public hearing at 7:03 P.M.  
Affirmed by voice vote.

Add/Dele        Reverse the order of No. 5 Unfinished Business with No. 6 New Business.

Agenda            Motion by Bailey, seconded by Nehmer, **CARRIED**, to approve the agenda as amended.  
Affirmed by voice vote.

Minutes            Motion by Fatum, seconded by Bailey, **CARRIED**, to approve the minutes of the June 1, 2020,  
regular meeting as presented. Affirmed by voice vote.

Motion by Bailey, seconded by Nehmer, **CARRIED**, to approve the minutes of the June 8, 2020  
special meeting as presented. Affirmed by voice vote.

New Business

Ebels Rezone     Motion by Guiles, second by Bailey, **CARRIED**, to recommend to the City Council to approve  
the Rezone request from Ebels General Store for 105 E. Church Avenue from Residential-2 to  
Commercial-2. Roll call vote. Voting yes were Guiles, Sturdavant, Bailey, Nehmer, Fatum,  
Montague, Howell and Spruit.

Unfinished Business

Report            Nate Bailey reported the strategy/steering committee for the RRC had a short meeting and went  
over the list of properties with commercial opportunities, i.e., Plumb's with the strip, Pizza Hut,  
Lot at the SW corner of Todd & Chestnut, Old Hometown Realty building, Northend Grocery,  
Reed City Motel, Herald Review and downtown Hardware. Next meeting will be on Monday,  
July 13th.

RRC                Review of Board & Commissions - Planning Commission. The current Handbook provided by  
Michigan Municipal League and By-Laws which were updated in 2008 were presented for review.  
The addition of a list of expectations was suggested. Ron will draft a list for the next meeting.  
The sample Orientation packet from the City of Bessemer is also to be part of the Agenda next  
month for possible use to develop a planning commissioner orientation packet.

Site Plan         Motion by Fatum, seconded by Bailey, **CARRIED**, to approve the updated site plan for Ebels  
General Store contingent on City Council approving the rezone request from R-2 to C-2 and the  
Zoning Board of Appeals approving the extra 12' loading dock area and privacy fence extending  
into 105 E. Church property. Roll call vote. Voting yes were, Bailey, Fatum, Guiles, Howell,  
Montague, Nehmer, Spruit and Sturdavant.

Zoning Administrator's Report

Permits            Ron reported there has been only the normal zoning requests during June.

Public            There were no public comments.  
Comment

Adjourn           Chairperson Montague adjourned the meeting at 8:03 P.M.

Jacalyn R. Beam  
Recording Secretary