

**CITY OF REED CITY  
PLANNING COMMISSION**

**June 7, 2021**

Chairperson Dawn Montague called the meeting to order at 7:03 P.M. in Council Chambers, 227 East Lincoln Avenue, Reed City, Michigan.

**Present** Nathan Bailey, Trevor Guiles, Ron Howell, Dawn Montague, and Sarah Spruit arrived at 7:03 P.M. Natasha Sturdavant was absent. There are three vacancies on the commission. Christopher DeMerell, Karen Lea McKinney, Dan Burchett and Lyndsey Eccles-Burchett were in the audience. The meeting was opened with the pledge to the flag.

**Public Hearing**

Public Hearing was opened at 7:04 P.M. to receive public comments on the request from Christopher DeMerell for a Special Use Permit at 617 S. Chestnut Street for conversion of a single family dwelling to a multiple family dwelling unit.

The only Public Comments were made by Lyndsey Eccles-Burchett and Dan Burchett of 112 West Church. They each feel this should not be converted to a multi-family home.

The public hearing was closed at 7:11 P.M.

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

**Minutes** Motion by Guiles, seconded by Bailey, **CARRIED**, to approve the minutes of the May 3, 2021, meeting as presented. Affirmed by voice vote.

**RRC** Ron reported on how many tasks are already completed are waiting to be posted on the web site when the update is complete. He then reviewed the RRC 2.0 Tasks Planning Commission worksheet for Task 3.4 Internal Review Process and noted the recent Ebels store project was a good example. Member Nate Bailey offered to meet with Ron and create a flow chart that can be placed on the website for future developers.

**Sp Use Perm** Motion by Bailey, seconded by Spruit, **CARRIED**, to recommend to city council that 617 S. Chestnut be granted a Special Use Permit for multiple family dwelling unit as long as the owner, Christopher DeMerell can provide documentation of square footage dedicated for each rental unit that meets the code requirements (Section 1254.05 Dwelling size). Roll call vote. Voting yes were, Spruit, Howell, Bailey and Montague. Voting no was Guiles.

**New Business**

**Historical Dist** Motion by Bailey, seconded by Guiles, **CARRIED**, to recommend to City Council that letters be sent to home owners on West Upton describing a local historic district and encouraging them to volunteer to serve on a Historical District Study Committee. Affirmed by a unanimous voice vote.

**Rezone** Motion by Howell seconded by Bailey, **CARRIED**, to set the public hearing for July 12, 2021 for the three (3) properties west of the Post Office to Park Street to be rezoned from C-1 to R-3. Affirmed by a unanimous voice vote.

**Recind** Motion by Howell seconded by Bailey, **CARRIED**, to **RECIND** the previous motion that set the public hearing on July 12<sup>th</sup> for the three (3) properties west of the Post Office to Park Street to be rezoned from C-1 to R-3. Affirmed by a unanimous voice vote.

**Rezone** Motion by Howell seconded by Bailey, **CARRIED**, to set the public hearing on July 12<sup>th</sup> for the three (3) properties west of the Post Office to Park Street to be rezoned from C-1 to R-2. Affirmed by a unanimous voice vote.

Zoning Administrator's Report

Ron updated Planning on the New City Manager search and the State proposed legislation to allow short term rentals (AirBnb) regardless of local zoning.

Public Comment Dan Burchett is disappointed no one is showing up to help clean up for the Disc Golf project at Rambadt Park. There are other opportunities to help coming up.

Nate Bailey commented the Museum moving day is Saturday, June 12, and Grand Opening will be GACC Festival.

Adjourn Chairperson Montague adjourned the meeting at 9:13 P.M.

Amye Hensel  
Recording Secretary