

**CITY OF REEDCITY
PLANNING COMMISSION
May 3, 2021**

Chairperson Dawn Montague called the meeting to order at 7:00 P.M. in Council Chambers, 227 East Lincoln Avenue, Reed City, Michigan.

Present Nathan Bailey, Trevor Guiles, Ron Howell, Dawn Montague, Sarah Spruit arrived at 7:03 P.M. and Natasha Sturdavant. There are three vacancies on the commission. There were citizens in the audience. The meeting was opened with the pledge to the flag.

Communications

Kathy Fleming, of Reed City Realty, Inc., appeared to update members on the residential market and to request the rezone of three residential homes on W. Upton Avenue from C-2 to Residential.

Rezone Motion by Bailey, seconded by Sturdavant, **CARRIED**, to recommend to city council that the three (3) properties west of the Post Office to Park Street be rezoned from C-1 to R-2 zoning. Roll call vote. Voting yes were, Spruit, Sturdavant, Howell, Bailey and Montague. Voting no was Guiles.

Add/Del Addition to the Agenda: Under (d) New Business, No. 1 Revised site plan for Craig Goodman, 315 N. Chestnut.

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 April 12, 2021, special meeting as presented. Affirmed by voice vote.

RRC Ron reviewed the Trello board and where Reed City is currently on the RRC Roadmap. (4.2) Expectations & Skill sets, members felt what had been previously discussed meets this item. Ron will draft an internal check list. It was suggested to post the unfulfilled commission and board positions in the city newsletter.

New Business

Due to the collapse of the original building at 315 N. Chestnut, Craig Goodman presented for planning members to review, a revised site plan for the rebuild of the building.

Goodman's Motion by Guiles, seconded by Bailey, **CARRIED**, to approve the revised site plan for 315 N. Chestnut, with the stipulation for a solid fence not to exceed six feet in height on the west end of the NW parking area for noise and headlights reduction as well as twelve (12) feet on the east end of the canopy between the canopy and sidewalk. Affirmed by a unanimous voice vote.

Also "recommended" for safety purposes, the NW parking area be angle parking.

Zoning Administrator's Report

OPRA Motion by Bailey, seconded by Guiles, **CARRIED**, that once all Top 10 Commercial properties ballots have been tallied the results be recommended to council for consideration. Affirmed by voice vote.

RC Group Ron shared a letter received from the Reed City Group with an update on the progress of their renovations at 591 E. Church Avenue.

H.B. 4722 It was brought to Ron's attention on the City Manager's forum that there is currently a House Bill 4722 offering short term rentals may be located in any residential zone. Ron stated this is totally wrong and will be presenting it to the council and encouraging them to object to this.

Public Comment There were no public comments.

 Nate Bailey commented he had read earlier that the Senate passed a bill 89-2. The Drinking Water and Wastewater Infrastructure Act of 2021 which will put \$35 billion dollars towards state water and infrastructure programs in rural areas that are under served. Next it goes to the House and it is for fiscal year 2022 through 2026.

Adjourn Chairperson Montague adjourned the meeting at 9:01 P.M.

Jacalyn R. Beam
Recording Secretary