

**CITY OF REED CITY
PLANNING COMMISSION
October 7, 2021**

Chairperson Dawn Montague called the meeting to order at 5:30 P.M. in Council Chambers, 227 East Lincoln Avenue, Reed City, Michigan.

Present Trevor Guiles, Dawn Montague, Karen McKinney, Rich Saladin, Sarah Spruit arrived at 5:33 P.M. and Natasha Sturdavant. Nate Bailey was absent. There were citizens in the audience. The meeting was opened with the pledge to the flag.

Public Hearing A public hearing was opened at 5:34 P.M. to receive public comments on MUAB LLC request to rezone property at 743 S. Mill Street from R-2 Residential to C-2 Commercial District.

Mike Solis, of 744 S. Mill, stated he lives directly across from 743 S. Mill and has two questions for the Planning Commission. What the end intent is – are they just looking at doing a sidewalk, a driveway and a storage building there, and the second thing is what their long term goal is. Are they going to keep that house there, are they going to remove it? My biggest concern is if eventually they are going to put a parking lot there or put other things there. That is my biggest fear is what is going to be their ultimate goal.

Susan Andersen, of 750 S. Mill, commented her biggest concern is the amount of large traffic which will be going through there, which I have already addressed with Mr. Saladin here. The large traffic is not coming from Ebels but like Mike said, what is the bigger picture when we already see this. Is there something more that they have planned? It use to be a super quiet neighborhood and it has really amped up all hours of the night. But, that is my biggest question. I understand we will stay residential and just that parcel will be commercial. Will that house remain or will they ultimately tear it down? That was my questions, that's it. Thank you.

There were no written comments received. The Public Hearing was closed at 5:36 P.M.

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

Minutes Motion by McKinney, seconded by Guiles, **CARRIED**, to approve the minutes of the September 13, 2021, meeting as presented. Affirmed by voice vote.

Unfinished Business

Trevor Guiles addressed the questions from the public hearing. As to the intent, it would be a guess. As far as the site plan that was delivered to us is a driveway, a storage building that they are looking to use for storage for the clothing business at the back of the property, leaving the house intact and available to rent and that renter will still remain when this is rezoned. Rich Saladin stated that Tom Ebels was here and he specifically talked about leaving that renter in there. They have no plans at this time to take the renter out. They are trying to accommodate that side of the street to make the stores more assessable rather than walking around the whole block. The traffic flow coming and going out of there will strictly be UPS and FedEx trucks, and they expect one delivery a day.

Rezone Motion by Guiles, seconded by McKinney, **CARRIED**, to recommend to City Council the approval of the rezone of the property at 743 S. Mill Street from R-2 Residential to C-2 Commercial District. Roll call vote. Voting yes were, Guiles, McKinney, Montague, Saladin, Spruit and Sturdavant.

New Business

- Ordinance Rich presented the zoning ordinance on mobile homes and reviewed it with planning members as he feels it needs clarification. He has received a couple of phone calls from people who are interested in putting a mobile home on a vacant city lot. After discussion, it was decided to table this until next month and Rich will talk with Attorney David Porteous for some clarification and report back at the next meeting.
- RRC Rich stated he and Nate have not been able to sit down and go over the RRC but Rich had made contact with Pablo (the Coordinator filling in for Julia) and was meeting with him via zoom on Friday to bring him up to speed with the status of the RRC. Rich also attended the Michigan Municipal League annual conference in Grand Rapids and learned a lot about the RRC and the benefits through it. He commented we need to escalate this as we are missing out on opportunities.

Zoning Administrator's Report

Rich reported he had approved a porch and solar panels this past month. Byron Clouse of Ace Hardware is working on getting the building ready and eventually plans on putting some storage units in and will be asking for a Special Use Permit.

- Public Comment There were no public comments.

Adjourn Chairperson Montague adjourned the meeting at 6:28 P.M.

Jacalyn R. Beam
Recording Secretary