

**CITY OF REED CITY  
PLANNING COMMISSION  
June 3, 2024, 2024**

Chairperson Dawn Montague called the meeting to order at 6:02 P.M. City Hall 227 E Lincoln, Reed City, MI.

**Present** Allison Langworthy, Dawn Montague, Rich Saladin, Trevor Guiles, Roger Meinert, Karen Lea McKinney, Charles Lupo and Sarah Spruit were present. The meeting was opened with the pledge to the flag. There were citizens in the audience.

**Public Hearing** Public Hearing was opened at 6:03pm Public Hearing – on a request from MUAB of 7480 Koopman Rd., Falmouth, MI to rezone 715 S Mill Street Tax Parcel No. 67-52-275-008-00 more fully described as: LOT 8 HENRY I BITTNER'S ADD from R-2 to C-2.

Residents of 741 S Mill Street were in attendance and wanted to know exactly what was going on and if there was a blueprint. A representative, Bob Ebles, was in attendance to give information and the paperwork was looked at by residents.

Public Hearing was closed at 6:07pm.

**Agenda** Motion by McKinney, seconded by Lupo, **CARRIED**, to approve the agenda as presented with the addition of b) under new business of question from Commissioner. Affirmed by voice vote.

**Minutes** Motion by McKinney, seconded by Langworthy, **CARRIED**, to approve the minutes of the May 6, 2024, regular meeting. Affirmed by voice vote.

**Minutes** Motion by Langworthy, seconded by Lupo, **CARRIED**, to approve the minutes of the May 15, 2024, Special meeting. Affirmed by voice vote.

**Sesquicentennial** Donna Wheeler, VP of the Sesquicentennial celebration, was present and talked about various things, made a Facebook page and got a post about the logo on. They got in touch with the school to get kids involved in the celebration. They have a meeting this week and are going to ask to go out to businesses for donations. They would like to have the Miss Reed City Pageant. The communication is subpar, and the committee is not doing well. There seems to be a lack of leadership on the committee and there needs to be better communication and leadership.

Motion by Guiles, seconded by Meinert, **CARRIED**, to change Charles Lupo the new president of the Sesquicentennial Committee. Affirmed by voice vote.

**Site Plan Review** Motion by Guiles, seconded by Lupo, **CARRIED**, to approve the Site Plan Review for 215 East Church as presented. Affirmed by voice vote.

**Rezone:** Bob Ebles, stated that the deer processing part of their business is growing and they have a need to expand. The house is in very bad shape, they are planning on getting a dumpster and cleaning out the house and assessing the place at that time. They have plans to build an additional part to the deer processing on this property.

Motion by Guiles, seconded by Lupo, **FAILED**, to deny rezoning the whole parcel of 715 Mill Street, and recommend splitting the parcel to maintain residential at the street, whereas the rear of the split could be rezoned. Roll call Vote. Yes: Guiles, Lupo and Spruit. No: McKinney, Saladin, Montague and Meinert.

Rezone: Motion by Saladin, seconded by Meinert, **CARRIED**, to approve to send to City Council MAUB, 715 Mill Street, to Rezone from R-2 to C-2. Roll call Vote. Yes: McKinney, Saladin, Montague and Meinert. No: Guiles, Lupo and Spruit.

Planning Question Planning Commissioner Meinert had a question on the pamphlet that Commissioner Lupo is handing out to run on City Council. It states making some property in the City that is Commercial/Industrial into Residential. Planning would be where it would start to make these changes. Meinert wants to know what Planning can do to work on this. Lupo states he would like to see middle income housing where Gerber made their old building into a parking lot for Yoplait on E Todd, property over by the Rocket football field, property by Reed City Group and the property on 3 mile that the County just bought looked at for residential. The property by the Rocket Field would not perk the Health Dept turned down the request by Phelps to develop it. The Gerber property is owned privately, and they house all parking for Yoplait. RC Group utilizes their property. Saladin stated that this is how they set up the Zoning back when they set it up and if it's in a district that doesn't belong to they are grandfathered.

#### City Manager/Zoning Administrator's Report

Rich Saladin reported on the following:

- Construction Paving/Milling starting June 6, 2024, will begin milling Mill St from Church to Todd, E Osceola from Chestnut to Mill, and W. Lincoln from Chestnut to Higbee.
- Chestnut Bridge is on schedule and should be done at the end of June in town and the one outside of town will be in the fall maybe sooner.
- 220<sup>th</sup>/Patterson Road is going to bid Monday, they might even be able to do it all this year.
- Todd Avenue Water Main construction will start to be milled and removed Friday June 7<sup>th</sup> and remain gravel until the end of the project. They will be shifting road closures throughout the summer. This will be a concrete road from Chestnut to the Rails to Trails paid by special assessment of Yoplait.

Audience: Donna Wheeler asked about the 2<sup>nd</sup> water tower by industrial park and what it does. It services the City of Reed City as the other one does. It stores water to use for the City as water gets used the pump will turn on and its gets filled to be used for City water.

Adjourn Chairperson Montague adjourned the meeting at 8:01 P.M.

Amye Hensel  
Recording Secretary