

**CITY OF REED CITY
PLANNING COMMISSION
September 13, 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 arrived at 7:02 P.M., Dawn Montague, Karen McKinney, Rich Saladin and Sarah Spruit. Natasha Sturdavant was absent. Tom Ebels was in the audience. 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 rezone of properties located at 238 W. Upton Avenue, 244 W. Upton Avenue and 250 W. Upton Avenue from C-1 Commercial District – Central Business District to R-2 Single Family Residential District – Medium Density.

There were no public comments received and only one written comment received from Charles Kampmueller, owner of 250 W. Upton Avenue, in objection of the rezone.

Jackie Beam

From: CFK 01 <ckampmueller@hotmail.com>
Sent: Thursday, September 9, 2021 12:09 PM
To: beamj@reedcityhall.org
Subject: zoning amendment 2021

TO: City of Reed City Planning Commission
C/O Jacalyn Beam, Clerk
227 E. Lincoln Ave.
Reed City, Michigan 49677

FROM: North Forty Associates, LLC
Charles Kampmueller, Member
13470 20th Ave.
Marion, MI 49665

RE: zoning amendment 250 W. Upton Ave.

Dear Sirs/Madams:

Please do not make the proposed rezoning change at 250 W. Upton. We would eventually lose our right to maintain a rental in that location. Particularly if our planned

renovation and remodeling should take longer than six months.

What is the reason for the change?

Sincerely,
Charles Kampmueller

The public hearing was closed at 7:05 P.M.

Agenda Motion by McKinney, seconded by Bailey, **CARRIED**, to approve the agenda as presented with the addition of Ebels site plan under New Business. Affirmed by voice vote.

Minutes Motion by Bailey, seconded by Guiles, **CARRIED**, to approve the minutes of the August 2, 2021, meeting as presented. Affirmed by voice vote.

Rezone Motion by McKinney, seconded by Bailey, **CARRIED**, to approve the rezone of 238, 244 and 250 W. Upton Avenue, from C-1 Commercial District to R-2 Single Family Residential District and to recommend to the City Council for rezone approval. Roll call vote. Voting yes were, Bailey, Saladin, McKinney, Montague and Spruit. Voting no was Guiles.

New Business

Site Plan Tom Ebels, of Ebels General Store, reviewed a site plan for 743 Mill Street which would add a clothing storage building and driveway on the rear of the property. The current plaza building is being remodeled for a clothing store and coffee shop.

Motion by Guiles, seconded by Bailey, **CARRIED**, to proceed with the process to rezone 743 Mill Street from R-2 Residential District to C-2 Commercial District. Roll call vote. Voting yes were, McKinney, Spruit, Saladin, Guiles, Bailey and Montague.

Meeting It was discovered there would not be a quorum present for the regular Planning Commission meeting on October 4th. It was the consensus of the members to move the meeting to Thursday, October 7, 2021 at 5:30 P.M. and to hold a public hearing at that time on the Ebels rezone.

Site Plan Motion by Guiles, seconded by Bailey, **CARRIED**, to approve the Ebels site plan for 760 S. Chestnut as presented with the note to make the curb cut as discussed. Roll call vote. Voting yes were, Montague, Bailey, Spruit, Saladin, Guiles and McKinney.

RRC Motion by Guiles, seconded by Bailey, **CARRIED**, to authorize Nate Bailey to work with City Manager, Rich Saladin, on the trello board, the history of the RRC process and bring him up-to-date where we are in the process. Affirmed by voice vote.

Zoning Administrator's Report

Rich reported he has done a lot of reading familiarizing himself with the Recreation Plan, Zoning Ordinances and Master Plan. His first day as City Manager, he met a gentleman named Byron Clouse who announced he had purchased the Plumb's building and plans to put an Ace Hardware in it. Rich met with Mr. Clouse at the building and had a walk thru and listened to his plans for development. Rich also signed his first fence permit as Zoning Administrator.

Public Comment There were no public comments.

Adjourn Chairperson Montague adjourned the meeting at 8:40 P.M.

Jacalyn R. Beam
Recording Secretary