# PLANNING COMMISSION (PC)

REGULAR COMMISSION MEETING

February 19, 2025

6:00 PM – 8:00 PM

**MINUTES**

**1. Call to Order, Roll Call**

Chair J. Gale called the meeting to order at 6:00 p.m.
*Commissioners present:* L. Cavendish, J. Woomer, B. Newell, H. Scott and K. Wessell
*Absent:* None
*Staff present:* J. Dyer, Zoning Administrator
*Public Present:* None

**2. Additions or corrections to agenda**

a. Motion to approve the agenda, without amendment. Motion carried unanimously.

**3. Approve November meeting minutes.**

a. Motion to approve January 15, 2025 meeting minutes. Motion carried unanimously.

**4. Correspondence**

a. None

**5. Public comment**

Keith Rhodes presented a proposal for development of a roughly 18-acre parcel off Flees Road. Goal is to create affordable housing, target households earning around $57,000 annually, cap housing costs at 30% of household income. Philanthropic, long-term project spanning a decade. Form a nonprofit entity to own and develop the land. Intends to preserve wetlands and woodland areas, work collaboratively with local governments, seek potential tax abatements and reduced payments. The overall vision is to create an innovative, community-focused affordable housing solution that supports local workforce and community sustainability.

Devin Moore and Daniel Clark questioned proposed development's impact on wetlands. Stated that parcel is environmentally sensitive, very wet especially after snowy winters. Raised issue of access and easements to property in question.

6. **Reports**

a. **Zoning Administrator Report** – Dyer provided a verbal report. Explained ongoing collaboration with Keith regarding a potential affordable housing project. A permit was issued for the installation of a ramp and exterior door, as previously approved with a site plan at 109 Waukazoo. The applicant has been directed to coordinate with Chris Holton to meet conditions related to foundation placement. A permit was issued for an expansion of an existing deck on the bay-facing side of the last house within the village limits on North Shore Drive. The project involves extending the deck by 10 feet. The permit is contingent upon approval or confirmation from EGLE (Department of Environment, Great Lakes, and Energy), due to the presence of a wetland. The applicant must obtain a new or valid existing permit for construction within the wetland area.

b. **Trustee Report** – No Council meeting the prior week, no report provided.

**c. Tree Committee Report** - The committee met recently and confirmed funding is secured for 2025, allowing continued tree planting efforts—potentially another 20-25 trees. A $10,000 CD (part of the committee's endowment) will mature in March; reinvestment options are being considered. Tree site selection is underway. The township cemetery will again be included, with about a dozen trees to be planted there this year. An Arbor Day tree planting location is being sought—preferably within walking distance of the school so students can participate. Committee Member Anne Harper has requested the Village explore a tree preservation ordinance, similar to those in cities like Atlanta, to regulate or prohibit the removal of mature trees on private property.

**d. Infrastructure Committee Report –** The committee was unable to meet as scheduled due to a snowstorm and DPW availability. Priority focus for the sidewalk project is the section near the school heading south. The committee is coordinating with Jim and Chris to determine next steps, including potential grant funding. Particular attention for water projects is the main identified by Chris as the top priority. The committee is exploring costs and funding options, including the possibility of moving forward without grants if feasible.

7. **Old Business** –

**a. Comments regarding the Revised Introduction to the2025 Master Plan –** Commission discussed revisions to the master plan, including changes to existing land use descriptions, updating the master plan with current zoning maps and statistical data, balancing development with environmental preservation and community needs. Discussed the need to update statistics, possibility of using a consultant versus doing it in-house. Cited specific age demographics, importance of capturing those data in the plan.

8. **New Business**

a. **Pre-Submission Review and Comment on Rezoning Application (Parcel 042-234-038-01- Near E. Flees Road and Boat Storage Facility) –** Dyer explained proposal for rezoning, provided details related to infrastructure and access. Suggested that Commission give feedback about how they would like to proceed, with a public hearing, or if there was

other feedback. Discussion ensued about different residential zoning classifications that might apply.

Daniel Clark and Devin Moore gave public comment, addressed concerns about uncertainty associated with the proposal, impacts on wetlands.

**b. Discussion of Master Plan Community Profile –** the Commission discussed the process for drafting revisions, possible involvement of subcommittee. There was agreement that goals have been strengthened and are more detailed than before.

**9. Public Comment -** None

10. **Board member comment –** Dyer clarified that rezoning a specific parcel is not spot zoning. Commission discussed concerns about infrastructure and traffic related to the Flees Road parcel under discussion.

11. **Adjournment –** There being no further business before the Commission the meeting was adjourned by the Chair at 7:57 pm.

Prepared by: Jered Ottenwess, Zoning Administrator