



City Planning Commission
1315 S Washington Avenue
Council Chambers – Room 205
989-754-8222

Minutes

Tuesday, April 22, 2025

I. **Call to Order** – Commissioner Milne called the meeting to order at 6:00 p.m.

II. **Roll Call** – Staff Gollin took roll.

Present: Yolanda Bland, Michael Foust, Floyd Kloc, Brenda Moore, John Milne, Jack Nash, Bill Ostash, and Rachel Weidinger

Absent: Charlene Orange

Staff: Bob Gollin, Attorney Amy Lusk and Cassi Zimmerman

III. **Approval of Minutes**

Motion by Commissioner Ostash, seconded by Commissioner Kloc to approve the meeting minutes for the regular meeting March 25, 2025. 8 ayes, 0 nays, 1 absent. Motion approved.

IV. **Approval of Agenda**

Motion by Commissioner Moore, seconded by Commissioner Nash, to approve the agenda for the April 22, 2025, meeting. 8 ayes, 0 nays, 1 absent. Motion approved.

V. **New Business**

a. **J25-2824 PC Communication - Site Plan Review-Proposed Automobile Service Station at 409 N Michigan Avenue.** Nathan Denha, representative of West Gen QLB, LLC, developers of the property, described the project. He explained that the former Walgreens building will be demolished, and a new automotive fuel service station will be constructed on the site. The proposed building will be a prototype store for the 7-Eleven/Speedway company.

Questions by commissioners focused on parking lot lighting, electric vehicle charging stations and landscaping. Mr Denha responded that the parking lot lighting will be downward focused to avoid affecting neighboring properties. He explained that EV charging stations may be an options should the demand require it. Staff Gollin pointed the commissioners to the landscape plan.

Commissioner Moore made a motion, supported by Commissioner Bland, to approve the site plan for 409 N Michigan Ave contingent upon Engineering review and approval and approval of the Floodplain permit. **8 ayes, 0 nays, 1 absent. Motion approved.**

VI. **Public Comment** –

Scott Nizinski, 2306 Passolt, commented on Tiny Homes. He was opposed to them being less than 600 sf due to a variety of building code issues.

Elizabeth VanSumeren, 2310 Mershon St, requested that the Planning Commission consider a rental restriction overlay zone to be included in the new zoning ordinance.

Old Business

a. **Final Review of Proposed Zoning Ordinance.** Staff Gollin opened the discussion explaining that the revisions did not include provisions for tiny homes at this time. He explained that it requires additional time to research the issues and come back to the Planning Commission with recommendations. He again pointed out that now is the time to approve the zoning ordinance. It is a living document and if necessary, can be amended later.

A presentation on the final proposed corrections and additions that the Planning Commission requested, except for the tiny homes, was made by Giffels Webster.

Commissioner Kloc made a motion, supported by Commissioner Moore, to rescind the motion to include tiny homes within the new ordinance and to set aside this issue until after adoption of the new ordinance. **7 ayes, 1 nays, 1 absent. Motion approved.**

Commissioner Moore made a motion, supported by Commissioner Ostash, to look into a rental restriction overlay after the new zoning ordinance is adopted. **6 ayes, 2 nays, 1 absent. Motion approved.**

IX. Adjournment

Motion by Commissioner Moore, seconded by Commissioner Nash, to adjourn the meeting at 7:24 p.m. 8 ayes, 0 nays, 1 absent. Motion approved.

Respectfully submitted

Robert Gollin,
Urban Planner