



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

Minutes

Tuesday, May 27, 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, Brenda Moore, John Milne, and Rachel Weidinger

Absent: Floyd Kloc, Jack Nash, Charlene Orange, and Bill Ostash

Staff: Bob Gollin, Attorney Amy Lusk and Cassi Zimmerman

III. **Approval of Minutes**

Staff Gollin pointed out that there was a typo regarding a motion by Commissioner Kloc that should have read: ...to rescind the motion to include tiny homes within the new ordinance and set aside this issue until after adoption of the new ordinance.”

Motion by Commissioner Foust, seconded by Commissioner Bland, to approve the meeting minutes, as amended, for the regular meeting April 25, 2025. 5 ayes, 0 nays, 3 absent. Motion approved.

IV. **Approval of Agenda**

Motion by Commissioner Moore, seconded by Commissioner Bland, to approve the agenda for the May 27, 2025, meeting. 5 ayes, 0 nays, 3 absent. Motion approved.

V. **New Business**

a. **J25-2827 Public Hearing– Special Use Permit and Site Plan Review-Proposed Automobile Service Station at 3615 Webber.** John Morrey, D & M Sites, presented the proposed site plan. Staff Gollin read a letter of opposition to the proposed development from Charles Sledge, 3615 Webber, Saginaw, MI. There were no further comments.

Motion by Commissioner Moore, seconded by Commissioner Bland, to close the public hearing. 5 ayes, 0 nays, 3 absent. Motion approved.

Motion by Commissioner Foust, seconded by Commissioner Moore, to approve the proposed site plan and issue a special use permit to operate an automobile service station at 3615 Webber, contingent upon Engineering Department approval.

Motion by Commissioner Bland, seconded by Commissioner Foust, to go out of regular order to ask the petitioner questions. 5 ayes, 0 nays, 3 absent. Motion approved.

Questions by Commissioners centered around safety, traffic circulation and public notices.

Motion by Commissioner Moore, seconded by Commissioner Foust, to return to regular order of business. 5 ayes, 0 nays, 3 absent. Motion approved.

Original motion to approve the site plan and issue of special use permit was considered.
5 ayes, 0 nays, 3 absent. Motion approved.

b. **Public Hearing and Adoption of Proposed Zoning Ordinance Amendment.** Staff Gollin pointed out that there was a typo on Article 5.9.C. 1, which should read:

“Landscaping, fences, or walls 30 inches or shorter in height from grade may not be

permitted within the traffic visibility triangle....” No further public comment was offered.

Motion by Commissioner Bland, seconded by Commissioner Moore to close the public hearing. 5 ayes, 0 nays, 3 absent. Motion approved.

Motion by Commissioner Moore, seconded by Commissioner Bland, to adopt the proposed Zoning Ordinance Amendment and the Zoning Map and to recommend that adoption by the City Council.

Commissioner Moore pointed out that the Zoning Ordinance is a dynamic document and can be changed and updated as society needs arise. Commissioner Bland inquired about the process of modifying the ordinance in the future. Staff Gollin confirmed that the ordinance amendment would follow the normal procedures for any zoning amendment.

Commissioner Foust pointed out that the Master Plan addressed Tiny Homes to be included within the zoning ordinance rewrite. He put forth a motion that Tiny Homes be addressed by the end of the year. Attorney Lusk suggested that the motion should be separate from the current motion to adopt the ordinance and could offer a motion within Old Business. Commissioner Foust agreed and withdrew the motion till a later time.

Roll Call Vote:

Yolanda Bland - Yes

Michael Foust - No

Brenda Moore - Yes

John Milne - Yes

Rachel Weidinger - Yes

4 ayes, 1 nays, 3 absent. Motion approved.

VI. Public Comment – None

VII. Old Business

Commissioner Moore requested staff to revisit the Rental Restriction Overlay Zone. Staff Zimmerman pointed out Attorney Lusk had provided additional information on the subject, but staff will be providing a report on the subject in the future.

IX. Adjournment

Motion by Commissioner Moore, seconded by Commissioner Bland, to adjourn the meeting at 6:40 p.m. 5 ayes, 0 nays, 3 absent. Motion approved.

Respectfully submitted

Robert Gollin,
Urban Planner