



City Planning Commission
Morley Building, 1 Tuscola St
2nd Floor conference Room
989-754-8222

Minutes

Tuesday, June 25, 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, Jack Nash, Bill Ostash, and Charlene Orange (arrived 6:06 p.m.)

Absent: Floyd Kloc and Rachel Weidinger

Staff: Bob Gollin, Attorney Amy Lusk, Cassi Zimmerman, and Christina McEmber

III. **Approval of Minutes**

Commissioner Foust indicated there was a typo in the Approval of Minutes section where it should have read “Commissioner Kloc” instead of “Commissioner Klock.”

Motion by Commissioner Foust, seconded by Commissioner Nash, to approve the meeting minutes, as amended, for the regular meeting May 27, 2025. 6 ayes, 0 nays, 3 absent. Motion approved.

IV. **Approval of Agenda**

Motion by Commissioner Moore, seconded by Commissioner Nash, to approve the agenda for the June 25, 2025, meeting. 6 ayes, 0 nays, 3 absent. Motion approved.

V. **New Business**

a. **J25-2835 Site Plan Review – Proposed two-story office building – 823 S Washington, 833 S Washington, 832 S Water, and 822 S Water St.** Nick Seehafer, a Senior Architect of Shaheen Development Group described the project for the construction of a new 16,050 sq. ft. building to house a commercial operation that will be made public in the future.

Questions by commissioners focused on the status of the vacation of Water Street and the reduction of the 30’ landscape buffer. Mr. Seehafer stated the city was currently in the process of vacating Water and Meredith Street as part of the Medical Diamond Project. Staff Gollin explained the reduction in the 30’ landscape buffer would permit safer maneuverability in the parking lot by increasing the maneuver lanes by 2 ft each to the current off-street parking standard of 26 ft.

Commissioner Moore made a motion, supported by Commissioner Bland, to approve the site plan for 823 S Washington, 833 S Washington, 832 S Water, and 822 S Water St. contingent upon the new zoning ordinance being adopted by the City Council, the reduction of the landscape buffer by 4 ft. and the increase of the maneuver lanes to 26 ft., engineering review and approval of the civil plans, city approval to vacate Meredith Street between S Washington and Water Street, and city approval to vacate the portion of Water Street adjacent to the property. 7 ayes, 0 nays, 2 absent. Motion approved.

b. **J25-2836 Site Plan Review – Proposed mixed use building – 315 Adams, 309 Adams, 212 S Hamilton, 218 S Hamilton St.** Mr. Seehafer, of Shaheen Development Group, described the project for the construction of a 44,960 sq. ft. mixed use Development that will have 30 apartments and two 3,225 sq. ft. “live/work” buildings. He stated the building at 303 Adams and 212 S Hamilton will be demolished, which received approval from the Historic District Commission.

Commissioner Moore asked about the project's completion timeline. Mr. Seehafer stated the project must be completed by the end of 2026.

Commissioner Moore made a motion, supported by Commissioner Bland, to approve the site plan for the Mixed Use project at 315 Adams, contingent upon the new zoning ordinance being adopted by the City Council and engineering review and approval of the civil plans. 7 ayes, 0 nays, 2 absent. Motion approved.

VI. Public Comment –

- Belinda Jennings, 109 N Wheeler, spoke about public safety concerns if a disastrous event occurred in the city.

VII. Old Business

Staff Gollin introduced Christina McEmber, the new Assistant Planner in the department.

Commissioner Milne was interested in receiving updates regarding previously approved site plans.

IX. Adjournment

Motion by Commissioner Ostash, seconded by Commissioner Bland, to adjourn the meeting at 6:35 p.m. 7 ayes, 0 nays, 2 absent. Motion approved.

Respectfully submitted

Christina McEmber,
Assistant Planner