



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

Minutes

Tuesday, July 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, John Milne, Bill Ostash, Charlene Orange, Floyd Kloc, and Rachel Weidinger

Absent: Brenda Moore and Jack Nash

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

III. **Approval of Minutes**

Motion by Commissioner Foust, seconded by Commissioner Ostash, to approve the meeting minutes, as amended, for the regular meeting June 24, 2025. 7 ayes, 0 nays, 2 absent. Motion approved.

IV. **Approval of Agenda**

Commissioner Foust requested to amend the agenda to add “Tiny Houses” under Old Business.

Motion by Commissioner Kloc, seconded by Commissioner Ostash, to approve the amended agenda for the July 22, 2025 meeting. 7 ayes, 0 nays, 2 absent. Motion approved.

V. **New Business**

a. **J25-2837 Public Hearing – Thompson Street Vacation from E Genesee to S 4th Street.**

Staff Gollin stated the vacation was the final phase of the site plan review for expansion of the Hunger Solutions/ East Side Soup Kitchen. Staff recommends approval of the proposed vacation. Samantha McKenzie, President & CEO of Hidden Harvest, described how Hidden Harvest and the East Side Soup Kitchen have seen an increase in food that is shared out to the community and there are safety issues with unloading food on Thompson Street. Israel, a native of Saginaw, spoke about accessibility to the Hunger Solutions Soup Kitchen.

Commissioner Kloc made a motion, supported by Commissioner Ostash to close the public hearing. 7 ayes, 0 nays, 2 absent. Motion approved.

Commissioner Kloc clarified the petition was to close one block of street and addressed the public’s concerns about the use of the buildings. Commissioner Foust stated he visited the site at various times and at 5pm, he saw one car during a 10-minute period. He also spoke to one of the nearby business owners who was in support of the street vacation and expansion project. Commissioner Ostash stated not many cars use Thompson Street since it is better to use Jane Street. Attorney Lusk pointed out that additional language was added into the draft ordinance to reserve the city’s rights for the public utilities.

Commissioner Kloc made a motion, supported by Commissioner Foust to recommend the City Council approve the petition for the Thompson Street Vacation from E Genesee to S 4th Street. 7 ayes, 0 nays, 2 absent. Petition approved.

b. **Rental Ordinance Overlay Discussion.** Staff McEmber relayed the discussions she had with the City of East Lansing and the City of Port Huron’s Staff regarding how their residential rental overlay ordinances have progressed.

Commissioners discussed several aspects related to the proposed residential rental overlay districts, including the physical area, the total number of housing units in an overlay district, potential sprawl of rentals, and the process of the ordinance. They also discussed advantages

and disadvantages of a residential rental overlay district. Commissioners raised concerns about how an overlay district would impact the economics of an area, the overlay district being seen as modern day redlining, and how a certain percentage of neighbors could put restrictions on other neighbors' properties. It was pointed out that the Northmoor Neighborhood petition to research overlay districts was not a fair representation of the neighborhood's residents.

Commissioner Milne stated the Planning Commission would spend more time on different approaches to housing problems in the future.

VI. Public Comment –

- Israel, native of Saginaw, commented that the city needs to invest in the people.
- Henry Porterfield, 1006 Holland, commented that the people in the city should work together to build the city's future.

VII. Old Business

- a. **Tiny Houses:** Commissioner Foust stated it is time to move forward with the tiny home ordinance. Staff Gollin discussed the current progress and how a tiny home ordinance will interact with other sections of the zoning ordinance. Commissioner Kloc suggested exempting tiny homes from other sections of the zoning ordinance and creating a tiny house community.

IX. Adjournment

Motion by Commissioner Weidinger, seconded by Commissioner Orange, to adjourn the meeting at 7:11 p.m. 7 ayes, 0 nays, 2 absent. Motion approved.

Respectfully submitted,

Christina McEmber
Assistant Planner