



City Planning Commission
Morley Building, 1 Tuscola St
2nd Floor conference Room
989-754-8222
Tuesday, October 28, 2025

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

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

Present: Yolanda Bland, Michael Foust, John Milne, Bill Ostash, Rachel Weidinger, Floyd Kloc, and Charlene Orange

Absent: Brenda Moore and Jack Nash

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

Visitors: Steve Hensley, Valerie Toney, Alex Mixter, and Eric Tankersley

III. **Approval of Minutes**

Motion by Commissioner Foust, seconded by Commissioner Ostash, to approve the meeting minutes for the regular meeting September 23, 2025. 7 ayes, 0 nays, 2 absent. Motion approved.

IV. **Approval of Agenda**

Commissioner Kloc requested the addition of discussion for Communication J25-2841 be added to the agenda. Commissioner Milne added it under Other Business.

Motion by Commissioner Kloc, seconded by Commissioner Ostash, to approve the agenda for the October 29, 2025 meeting. 7 ayes, 0 nays, 2 absent. Motion approved.

V. **Public Comment** –

No public comment.

IX. **Other Business**

a. **Suspension of Regular Order of Business – Joint Boards and Commission Discussion**

Commissioner Milne requested a motion to suspend the regular order of business since other boards and commissions had been invited to the Planning Commission's regular meeting for a joint discussion.

Motion by Commissioner Ostash, seconded by Commissioner Bland, to suspend the regular order of business. 7 ayes, 0 nays, 2 absent. Motion approved.

Commissioner Milne, City Planning Commission Chair, welcomed the representatives from the other boards and commissions and began the discussion by describing the purpose of the City Planning Commission. He also stated the City Planning Commission had recently developed and adopted the revised Zoning Ordinance, and planned to consider zoning regulations for tiny houses, begin updating the Master Plan, and begin updating and approving the Parks and Recreation Plan.

Eric Tankersley, Chief Financial Officer for Shaheen Development and Board Chair of the City of Saginaw Brownfield Redevelopment Authority, described the purpose of the Brownfield Redevelopment Authority. He also stated the goals of the Authority are to create local decision-making on redevelopment, assist in enhancing the tax base through private redevelopment, and provide an opportunity for the City of Saginaw to market difficult sites.

Steve Hensley, Community and Economic Development Director for Saginaw Future, described the purpose of the Downtown Development Authority (DDA) and its founding and administration. He explained the core initiatives of the DDA are to spur economic development, support security and safety measures, continue to encourage mixed use development, maintain beautification/streetscape efforts, partner with other organizations and groups, and offer grant

programs for facades, special events hosted by nonprofits that are open to the public, and public arts.

Alex Mixer, Historic District Commission Chair, described the founding and purpose of the Historic District Commission (HDC) and explained plans to continue conducting historic district studies to expand the Commission's oversight, create resources to educate the citizens about the HDC, and build relationships with other organizations.

Valerie Toney, Chair of the Human Planning Commission, described the purpose of the Human Planning Commission. She explained that the Human Planning Commission is updating their five-year consolidated plan, continuing to interact with citizens and agencies that are currently funded, and remaining cognizant of the changes happening at the federal level due to the federal government shut down.

Discussion revolved around the current brownfield projects, the possibility of developing a revolving loan fund for historic buildings, federal and state funding for historic buildings, the revolving loan fund for brownfield sites, marketing for the DDA's projects, the process of creating local and national historic districts, and the Weber Street Gate project.

Commissioner Milne thanked the representatives for their presentations. Commissioner Bland thanked the representatives for discussing their boards. She spoke about how the discussion revealed that the boards and commissions are interconnected and they should work together moving forward to make decisions as it relates to economic development in Saginaw. Commissioner Milne recommended interested individuals look into joining a board or commission to affect change in Saginaw.

Motion by Commissioner Kloc, seconded by Commissioner Foust, to return to the regular order of business. 7 ayes, 0 nays, 2 absent. Motion approved.

b. Communication J25-2841: Proposed 3,000 sf expansion of the Boys and Girls Club of Saginaw at 1781 Fordney

Commissioner Foust asked if the property where the expansion would occur was designated park property. Staff Gollin stated the deed included all types of youth recreational development and it was not designated park property. Commissioner Foust asked if the change in the description was for lease purposes. Staff Gollin explained the building will be constructed over the property line onto YMCA property and there is currently a deal with the YMCA to donate the property to the city. Commissioner Kloc asked if there was going to be a demolition and if the lease was between the city and the boys and girls club. Staff Gollin stated it was not a demolition and confirmed the lease was between the city and the boys and girls club. Commissioner Kloc asked if the YMCA property was covered by the lease. Staff Gollin stated it was.

IX. Adjournment

Motion by Commissioner Kloc, seconded by Commissioner Bland, to adjourn the meeting at 7:02 p.m. 7 ayes, 0 nays, 2 absent. Motion approved.

Respectfully submitted,

Christina McEmber
Assistant Planner