

Village of Lawton
REGULAR PLANNING COMMISSION
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, March 7, 2023

AGENDA

- 1. Call to Order:**
- 2. Roll Call:**
- 3. Approval of Agenda:** Motion to approve the Planning Commission Agenda for March 7, 2023 as presented (or as amended with additions/changes/deletions).
- 4. Approval of Minutes:** Motion to approve the Planning Commission Meeting Minutes of February 7, 2023 as presented (or as amended with additions/changes/deletions)
- 5. Public Comment / Communications:** (related to agenda items only - limit 3 min/person)
- 6. Unfinished Business:**
 - A. Master Plan Review**..... Discussion
- 7. New Business:**
- 8. Public Comment/Hear from the Audience:** (Limit of 3 min/person)
- 9. Staff Comments:**
- 10. Planning Commissioner Comments:**
- 11. Adjournment:**

Village of Lawton
REGULAR PLANNING COMMISSION
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, February 7, 2023
MINUTES

1. **Call to Order:** The meeting was called to order at 7:02 pm.
2. **Roll Call Present:** Judy Peterson, PJ Chmiel, Paul Rathbun, Connie Knapp, Mike Dudek, Blaine Allen and Kevin Hellman. Absent – none. Also present in included L Imus and J Appleby.
3. **Approval of Agenda:** Rathbun supported by Chmiel made a motion to approve the Planning Commission Agenda for February 7, 2023, as presented. Motion approved by unanimous voice vote.
4. **Approval of Minutes:** Peterson, supported by Chmiel, made a motion to approve the Planning Commission Minutes of December 6, 2022. Motion approved by unanimous voice vote.
5. **Public Comment / Communications:** Village President Appleby was present to listen to the Planning Commissions thoughts on the Master Plan.
6. **Election of Officers:** Nominations for Chairperson, Vice-Chairperson and Secretary were opened and Peterson was nominated for Chairperson, Rathbun for Vice-Chairperson, and Hellman for Secretary. Allen, supported by Knapp made a motion to approve the slate of officers, and was approved unanimously by voice vote.
7. **Unfinished Business:**

- A. Master Plan Distribution (Final Draft) – the final draft of the Master Plan was reviewed. Several questions arose regarding the Future Land Use Plan. There was some confusion around the Future Land Use categories and what would be allowed. The Residential Classification and the Mixed-Residential Uses Classification seemed to be very similar and members would like more clarification on the targeted uses and differences.

The Precedent Projects do not seem to add much to the vision of the plan, as many of the programs have already been or in process of being implemented in Lawton. It was agreed that these would be taken out.

The Downtown Roadmap to the Future was included as text in the middle of the plan. Would be better represented in its complete form as an appendix.

A few pictures need to be changed out, and more housing included. Suggestions included historic homes such as the Reeve's, one from Concord Hills, and some of the new residential. Suggestions for additional pictures also included the Library, Community Center, Chancy Lewis

Kid's Dream / Splash Park, Red Brick Hall (wedding), downtown summer flower pots.

The Goals, Objectives, and Actions were also questioned. Many were already underway, and other did not seem to adequately reflect the community's vision.

It was determined that the Planning Commission would not recommend approval to the Village Council, yet, but refer the draft to them and ask for additional comments. The Planning Commission will review the draft again at their March meeting and see what input is collected. Imus was asked to obtain a larger map of the Future Land Use so it could be studied easier.

8. New Business:

- A. 2023 Planning Commission meeting schedule – Allen, supported by Dudek, made a motion to approve the Planning Commission meeting schedule as the second Tuesday of each month in 2023 at 7:00 pm in the Council Chambers, with the cancellation of the July 4th meeting. Motion approved by acclamation.

- 9. Public Comment/Hear from the Audience:** Appleby commented that he appreciated the Planning Commission's work on the Master Plan and supported their decision of holding off on the formal recommendation to Village Council at this time.

- 10. Staff Comments:** Imus updated the Commission on the Storage Units proposed just south of Dollar General, and that the Village was still waiting for a final site plan to approve. The County had sited the development for work being done without a Soil Erosion and Sedimentation Control permit (SESC). Erickson's demolition permit had been approved, and the contractors were waiting for the lifts to be removed from the building before demolition. The Wonder company was in the process of leaving Lawton. It had been reported that their business plan was not proving as successful as anticipated.

- 11. Planning Commissioner Comments:** None.

- 12. Adjournment:** Chmiel, supported by Allen, made a motion to adjourn the meeting at 7:53 PM. Motion approved by acclamation.

Respectfully submitted,

Lisa Imus
Village Manager