

Village of Lawton
REGULAR PLANNING COMMISSION
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, November 07, 2023 - 7:00 PM

MINUTES

- 1. Call to Order:** J. Peterson called the meeting to order at 7:00 p.m.
- 2. Roll Call:** Present: J. Peterson, B. Allen, P. Chmiel, and P. Rathbun. Absent: M. Dudek, K. Hellman, and C. Knapp. Also Present: T. Hackenberg, J. Appleby, M. Leonard, L. Ransler (Imus), A. Walker, K. Hadden, T. Hadden, and L. Wyatt.
- 3. Approval of Agenda:** P. Chmiel, supported by P. Rathbun, made a motion to approve the Planning Commission Agenda for November 7th, 2023, as presented. Motion approved by unanimous voice vote.
- 4. Approval of Minutes:** B. Allen, supported by P. Chmiel, made a motion to approve the Planning Commission Minutes of September 5th, 2023, with a name change made to item 6.A.d. Motion approved by unanimous voice vote.
- 5. Public Comment / Communications:** No public comment.
- 6. New Business:**

A. Public Hearing for 325 Walker:

- a) Chairperson J. Peterson opens the Public Hearing at 7:03pm.
- b) Project Summary: The owner of 325 Walker St., Walker Rental Properties, has submitted a rezoning application to amend the zoning ordinance map from Light Industrial Zoning (I-1) to Single Family Residential (R-3) at 325 Walker St, Parcel #80-45-300-013-00.
- c) Public Comment: A. Walker, owner of Walker Rental Properties, inherited 325 Walker St. from his grandfather. He would like to sell to his renters. K. Hadden, renter of 325 Walker, stated that she has been in the home for over 12 years and is trying to buy from the owner. L. Wyatt, Honor Credit Union, said she is helping K. Hadden with a loan and a potential grant in order to help with affordable housing, 325 will need to be rezoned to Residential.

The commission would like to see the parcel as residential as opposed to a parcel for truck parking. It was also pointed out that the properties to the west of 325 Walker St. are zoned as Single Family Residential (R-3) as well, so there would be no separation of zoning in that area.

- d) Chairperson J. Peterson closed the Public Hearing at 7:12pm.
- e) P. Rathbun, supported by P. Chmiel, made a motion to recommend the amendment of the zoning ordinance map from Light Industrial Zoning (I-1) to Single Family Residential (R-3) at 325 Walker St, Parcel #80-45-300-013-00 to be submitted to the Village Council for approval.

The motion was unanimously approved with a roll call vote.

B. Public Hearing for Zoning Moratorium:

- a) Chairperson J. Peterson opens public hearing at 7:15pm.

- b) **Project Summary:** The Planning Commission requested a public hearing to propose a Zoning Ordinance Moratorium. The temporary moratorium will be for the issuance of any zoning approval, rezoning, permits, licenses or other approvals of any commercial development within the Village as required by the Michigan Zoning Enabling Act.

The Zoning ordinance has been in a state of flux. The planning commission has seen very little of revised Zoning Ordinance and are a few months behind schedule from the original completion date. The Planning Commission would like further input in the purposed Zoning Ordinance before the approval of any zoning approvals, rezoning permits, etc.

- c) **Public Comment:** No public comment.
- d) J. Peterson closes public hearing at 7:21pm.
- e) P. Chmiel, supported by B. Allen, made a motion to send the Zoning Ordinance Moratorium to the Village Council with no recommendation.

The motion was unanimously approved with a roll call vote.

- 7. Public Comment / Hear from the Audience:** T. Hackenberg brought to attention the January 2nd meeting date to consider changing to a later date.
- 8. Planning Commissioner Comments:** P. Chmiel expressed his appreciation to L. Ransler (Imus) for her time, dedication and willingness to continue to work with the Planning Commission.
- 9. Adjournment:** P. Rathbun, supported by B. Allen, made a motion to adjourn the meeting at 7:25pm. Motion approved by acclamation.

**Respectfully Submitted,
Melina Leonard**