

**Village of Lawton
SPECIAL MEETING
JOINT MEETING OF THE PLANNING COMMISSION, ZONING BOARD OF APPEALS
& VILLAGE COUNCIL
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, October 7, 2025
7:00 PM
AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes:** Motion to approve the Planning Commission minutes for September 2, 2025.
- 4. Approval of Agenda:** Motion to approve the Special Meeting Agenda for October 7, 2025 as presented (or as amended with additions/changes/deletions).
- 5. Public Comment/Communications:** (limit – 3 minutes per person)
- 6. New Business:**
 - a. Ordinance Review with Attorney.....Discussion
 - b. Planning Commission Annual Report.....Presented by Village Manager Hackenberg
 - c. Planning Commission Goals and Objectives for the year.....Discussion
- 7. Commissioner/Council Comments:**
- 8. Adjournment**

The Village of Lawton follows the Americans w/ Disabilities Act of 1990. Individuals with disabilities planning to attend this meeting and require accommodations, or those who have questions regarding the accessibility of this meeting or the facilities, are requested to contact the Village Clerk, at (269) 624-6407 or brathbun@lawtonmi.org to allow the Village to make reasonable accommodations. If you have questions or comments, and you are unable to make the meeting, forward to the Village Manager at thackenberg@lawtonmi.org

Village of Lawton
REGULAR PLANNING COMMISSION
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, September 02, 2025 - 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, P. Rathbun, B. Allen, P. Chmiel, M. Dudek, and S. Knudstrup. Absent: C. Knapp. Also Present: T. Hackenberg and M. Leonard.
- 3. Approval of Agenda:** S. Knudstrup, supported by M. Dudek, made a motion to approve the Planning Commission Agenda as presented. Motion approved by unanimous voice vote.
- 4. Approval of Minutes:** R. Rathbun, supported by P. Chmiel, made a motion to approve the Planning Commission Minutes of August 05, 2025, with the correction of a name error. Motion approved by unanimous voice vote.
- 5. Public Comment / Communications:** T. Hackenberg stated that he received a flyer via email regarding classes on zoning and citizen planning offered by MSU if any of the commissioners were interested.
- 6. Public Hearing to Amend Cell Tower and Solar Ordinance:**
 - A. J. Peterson opened the public hearing at 7:02pm.**
 - B. Public Comment**

The Village received a letter from the attorney recommending that the Planning Commission postpone approval of the ordinance. During his review, he identified discrepancies between the solar ordinance and the cell tower ordinance. He also stated that he will attend the next public hearing to explain the changes made. J. Peterson suggested that the Planning Commission invite the Village Council to attend the public.
 - C. J. Peterson closed the public hearing at 7:10pm**
 - D. Recommendation to Council for approval**

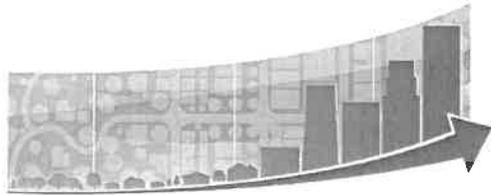
The Planning Commission will not be making a recommendation to the council to approve Ordinance 04-2025.
- 7. New Business: Set Public Hearing for Zoning Ordinance Updates**
 - A. P. Rathbun, supported by P. Chmiel, made a motion to set Public Hearing on October 7, 2025 at 7:00 PM in the Council Chambers. Motion approved by acclamation.**
- 8. Public Comment / Hear from the Audience:** None.
- 9. Planning Commissioner Comments:** T. Hackenberg reported that there are no updates on Safe and Easy Storage, as he has left messages but has not received a response. He noted that a new house on Ewing Road has secured financing and that a pole barn will be constructed prior to the house. J. Peterson stated that the Erickson Garage property has several blight concerns, which T. Hackenberg is currently reviewing. B. Allen reported that there is a

contract pending for the purchase of the Stafford & Sons building. There were some environmental concerns regarding the property, and EGLE has recommended completing a Baseline Environmental Assessment (BEA).

10. Adjournment: P. Rathbun, supported by S. Knudstrup, made a motion to adjourn the meeting at 7:31pm. Motion approved by acclamation.

Respectfully Submitted,
Melina Leonard

PLANNING COMMISSION ANNUAL REPORT



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2024

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

1. Introduction

The Planning Commission is an administrative body of seven residents comprised of six appointed officials and one elected official. The Planning Commission (PC) holds regular monthly meetings on the first Tuesday of the month at 7 pm and is tasked with reviewing applications for site plan review, special land uses, planned unit developments, and rezoning's. The PC also is required to hold the necessary public hearings for zoning text amendments and is entrusted to incorporate the application of policies initiated in the Zoning Ordinance while reviewing development decisions. The Planning Commission is committed to advancing community development, ensuring compliance with zoning and planning laws, and maintaining alignment with the RRC framework.

2. Purpose of Annual Report

- The Michigan Planning Enabling Act contains language of the requirement of the Planning Commission to prepare an annual report to the Village Council: "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."
- Increases information-sharing between staff, boards, commissions, and the governing body.
- Allows for anticipation of upcoming issues and priorities, in order to prepare and budget.
- The Village staff would like to thank all members of the Planning Commission for their hard work and dedication to the Village.

3. Membership

Planning commission member	Term expiration
Judith Peterson, Chairperson	Runs with council term
Paul Rathbun, Vice Chairperson	November 2025
Mike Dudek	November 2027
Philip J Chmiel	November 2027
Connie Knapp	November 2025
Kevin Hellman	November 2025
Blain Allen	November 2025

4. Meetings

The Village of Lawton Planning Commission met 5 times in 2024. This meets the requirements of the MPEA to hold a minimum of four meetings per year.

5. Master Plan Review

The Village adopted a master plan in 2023
Lawton Planning Commission 2024 Annual Report

6. Zoning Ordinance Amendments

- Blight continues to be a concern for the Village, Ordinances continue to be reviewed, highlighting contradictory regulations. Considering an outside contract for zoning enforcement and blight regulation.
- The parking regulations in the zoning ordinance were reviewed and items needing revisions were noted, especially pertaining to blight enforcement and storage of vehicles/trailers in front yards.
- The Zoning ordinance will be reviewed and rewritten after the Master Plan is complete. Expected timeline to begin is November 2023.

7. Development Reviews

Project type	Location	Description	Status	Recommendation to legislative body	Date of action
Site plan	350 Main St.	Old Pharmacy	No site plan required	Monitor for future changes	
Site plan review	Safe and easy storage	Fencing compliance issues	In progress	Owner to correct fencing issues	

8. Variances

Variance type	Location	Description	Status	Recommendation to legislative body	Date of action
NA					

9. Actions by Village Council

- Council approved revised zoning ordinance as recommended by the planning commission.
- Council acknowledged the planning commissions 2023 annual report.

10. Trainings Attended

Topic /description	Date

Topic /description - Potential training topics in the upcoming year, based on goals and priorities
Master Plan Development / Zoning Ordinances
Brownfield Redevelopment Authorities
MSU Planner courses

11. Joint meetings

The planning commission and council adopted a policy to conduct an annual meeting in October of every year.

12. Notable Items

- Planning commission held a public hearing on July 2nd for zoning ordinance adoption.
- Planning commission-initiated discussion of antennae/ cell ordinance.
- The planning commission-initiated food truck ordinance review and research.

Name	Address	Type
Richard Brown	123 4th st	Building Permit
Village of Lawton	125 S Main St	Mechanical Permit
Melinda Thompson	210 E First St	Safety Inspection
Alana Barone	210 S Railroad St	Mechanical Permit
Scott Morris	304 E Third St	Mechanical Permit
Gabriel & Jannell Nickrent	323 East 3rd Street	Mechanical Permit
Lawton Village LLC	350 West 4th Street	Plumbing Permit
Welch's	400 Walker St	Electrical permit
Welch's	400 Walker St	Plumbing Permit
Welch's	400 Walker St	Plumbing Permit
Ronald and Alysia Devries	420 E 1st Street	Building Permit
Ronald and Alysia Devries	420 East First St	Electrical Permit
Todd Albar	526 E Bitely St	Building Permit
Annie & Jeffery Burgett	619 E Third st	Plumbing Permit
Lawton Lions Heritage LLC	646 N Nursery ST	Mechanical Permit
Safe & Easy Storage	720 N Main St	Building Permit
Safe & Easy Storage	720 N Main St	Building Permit
Safe & Easy Storage	720 N Main St	Building Permit
Safe & Easy Storage	720 N Main St	Electrical Permit
Safe & Easy Storage	720 N Main St	Electrical permit
Safe & Easy Storage	720 N Main St	Electrical permit
Safe & Easy Storage	720 N Main St	Electrical permit
Safe & Easy Storage	720 North Main St	Electrical permit
Lawton Management LLC	726 N Main St	Mechanical Permit
Richard & Cynthia T Chambers	737 East 4th Street	Building Permit
Sandra Newman	908 N Nursery St	Roof Redeck Reshingle
Smolyanovs	412 S Railroad St	Roof Redeck Reshingle
Village of Lawton	125 S Main St	Mechanical Permit Final Inspection
Alana Barone	210 S Railroad St	Mechanical Permit
Alan & Randa Gruber	306 N Railroad St	Building Permit
Christopher John Hill	524 East Washington ST	Electrical Permit
Ronald and Alysia Devries	420 East 1st St	Certificate of Occupancy
Alan and Randa Gruber	306 N Railroad ST	Building Inspection
Linda Kay Ferrier	601 S Nursery ST	Mechanical Inspection
Andrew Gavrun	753 East 4th Street	Roof-Redeck/Reshingle
Jeffrey & Jennifer Robertson	404 East Bitely St	Mechanical--Residential
Village of Lawton	119 S Main ST	Building-Commercial
Niki L. Brown	123 East 4th St	Plumbing-Residential
Village of Lawton	426 N Main St	Electrical - Commercial
Village of Lawton	119 N Main St	Electrical-Commercial
Nicole Brown	123 E 4th St	Building-Residential
Village of Lawton	426 M40	Electrical-Commercial
Nicole Brown	123 E 4th St	Plumbing-Residential
Vincent T Kozik	117 S Railroad St	Mechanical-Residential
Ray & Cathy Piecyk	350 N Main St	Plumbing-Commercial
Vincent T Kozik	117 S Railroad St	Electrical-Residential

Welch's	400 Walker ST	Electrical-Commercial
Vincent T Kozik	117 S Railroad St	Mechanical-Residential
Dow Marvin	416 White Oak Road	Deck-Residential
Vincent T Kozik	117 S Railroad St	Electrical Residential: Reinspection
Janice I Captain	430 S Railroad St	Building-Residential
James & Cecelia Reeves	124 S Adams Street	Building-Residential
Welch's	400 Walker St	Electrical-Commercial
Ray & Cathy Piecyk	350 N Main ST	Electrical-Commercial
Carl R. Gidley	412 S Railraad St	Mechanical-Residential
Jon Cornish	402 South Hamilton Street	Plumbing-Residential
James M Whippo	223 S Main ST	Building-Residential
Dow Marvin	416 White Oak Road	Building-Residential
Jamie & Esmerelda Eufracio	510 East Bitely Street	Building-Residential
Welch's Tax Department	400 Walker St	Mechanical-Residential
Flip the Mittin LLC Brandon Chapais	434 Liberty St	Plumbing-Residential
Benjamin & Erica Wainwright	839 Concord Drive	Mechanical-Residential
Marvin Dow	416 White Oak Road	Electrical-Residential
Jamie & Esmerelda Eufracio	510 East Bitely Street	Building without a permit