

Village of Lawton
REGULAR PLANNING COMMISSION MEETING
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, December 2, 2025 at 7:00PM

AGENDA

- 1. Call to Order:**
- 2. Roll Call:**
- 3. Approval of Agenda:** Motion to approve the Planning Commission Agenda for December 2, 2025 as presented (or as amended with additions/changes/deletions).
- 4. Approval of Minutes:** Motion to approve the meeting minutes from November 4, 2025 (or amended with additions/changes/deletions)
- 5. Public Comment / Communications:** (related to agenda items only - limit 3 min/person)
- 6. Public Hearings/Appointments:**
 - A.** Public Hearing for Rezoning of Pin High Golf Course from Low Density Residential to Community Business DistrictOpen Public Hearing
 - B.** Receive Public Comment—Please limit comments to 3 minutes.....Hear Public Comment
 - C.** Chairperson Closes Public Hearing.....Close Public Hearing
 - D.** Planning Commission Recommends Rezoning of Pin High Golf Course from Low Density Residential to Community Business District to Council for approval.....Staff Recommends Approval
- 7. New Business:**
- 8. Unfinished Business**
- 9. Public Comment/ Hear from the Audience:** (Limit of 3 min/person for general comments)
- 10. Planning Commissioner Comments:**
- 11. Adjournment:**



STATE OF MICHIGAN
COUNTY OF VAN BUREN

I do solemnly swear that I will support the Constitution of the United States, and the Constitution of this State, and that I will faithfully discharge the duties of Lawton Planning Commission Trustee in and for the Village of Lawton, County of Van Buren, and State of Michigan, according to the best of my ability.

Paul Rathbun

Subscribed and sworn before me, this 2nd day of December, 2025.

Melina Leonard, Village Treasurer
Village of Lawton
Van Buren County, Michigan

Village of Lawton is an Equal Opportunity Employer



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COUNTY OF VAN BUREN

I do solemnly swear that I will support the Constitution of the United States, and the Constitution of this State, and that I will faithfully discharge the duties of Lawton Planning Commission Trustee in and for the Village of Lawton, County of Van Buren, and State of Michigan, according to the best of my ability.

Susan Knudstrup

Subscribed and sworn before me, this 2nd day of December, 2025.

Melina Leonard, Village Treasurer
Village of Lawton
Van Buren County, Michigan

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STATE OF MICHIGAN
COUNTY OF VAN BUREN

I do solemnly swear that I will support the Constitution of the United States, and the Constitution of this State, and that I will faithfully discharge the duties of Lawton Planning Commission Trustee in and for the Village of Lawton, County of Van Buren, and State of Michigan, according to the best of my ability.

Connie Knapp

Subscribed and sworn before me, this 2nd day of December, 2025.

Melina Leonard, Village Treasurer
Village of Lawton
Van Buren County, Michigan

Village of Lawton is an Equal Opportunity Employer

Village of Lawton
REGULAR PLANNING COMMISSION
125 S. MAIN, LAWTON MI 49065 269.624.6407
Tuesday, November 04, 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, C. Knapp and S. Knudstrup. Absent: none. Also Present: T. Hackenberg, M. Leonard, Mark Cichos, and Calvin. Ragan.
- 3. Approval of Agenda:** P. Rathbun, supported by M. Dudek, made a motion to approve the Planning Commission Agenda, with the addition of New business 7C, Elections. Motion approved by unanimous voice vote.
- 4. Approval of Minutes:** S. Knudstrup, supported by P. Chmiel, made a motion to approve the Planning Commission Minutes of October 07, 2025, as presented. Motion approved by unanimous voice vote.
- 5. Public Comment / Communications:** None.
- 6. Public Hearing to Amend tables 5.02 A and 5.03A, amend section 5.04, enact sections 5.26, 5.27, and 5.28, amend section 11.04, and enact sections 11.13-11.17, and amend subsections 15.02(S) and 15.02(W) of the Zoning Ordinance for the Village of Lawton:**
 - A. J. Peterson opened the public hearing at 7:02pm.**
 - B. Public Comment** None
 - C. J. Peterson closed the public hearing at 7:04pm**
 - D. Recommendation to Council for approval** M. Dudek, supported by B. Allen, made a motion to make a recommendation to the council to Amend the changes made to the Zoning Ordinance for the Village of Lawton. Motion approved by roll call vote.
- 7. A. Set Public Hearing for Rezoning of Pin High Golf Course from Low Density Residential to Community Business District on December 02, 2025.** C. Knapp, supported by P. Rathbun, made a motion to set Public Hearing on December 02, 2025 at 7:00 PM in the Council Chambers. Motion approved by acclamation.
 - B. Planning Commission Goals and Objections for 2026** T. Hackenberg suggested selecting months with shorter agendas to review ordinances that may need updating. He will prepare a list of those requiring revision. The RRC requires the commission to hold joint meetings four times a year, and we will continue to meet that requirement. Next year is expected to bring an increase in site plans and expansions, which will keep the commission busy.
 - C. 2025 Planning Commission Board Elections** Three positions were available for election on the Planning Commission.

Peterson motioned to appoint P. Rathbun as Chairman. S. Knudstrup seconded the motion. Motion approved by unanimous voice vote

Peterson motioned to appoint S. Knudstrup as Vice Chariman. P. Rathbun seconded the motion. Motion approved by unanimous voice vote.

C. Knapp motioned to appoint P. Chmiel as Secretary. J. Peterson seconded the motion. Motion approved by unanimous voice vote.

- 8. Unfinished Business: Planning Commission 2024 Annual Report:** There was no significant discussion regarding the Planning Commission's 2024 Annual Report. P. Rathbun, with a support from M. Dudek, made a motion to approve the Planning Commission's 2024 Annual Report. Motion approved by acclamation.
- 9. Public Comment / Hear from the Audience:** Calvin Ragan inquired about the necessary steps to have his property at 420 Ewing rezoned back to Agriculture. He stated that he has approximately three acres and would like to raise chickens. At this time, chickens are not permitted in any zoning district within the Village. If Mr. Ragan wishes to pursue rezoning approval, he will need to complete and submit a rezoning application.
- 10. Planning Commissioner Comments:** J. Peterson noted that Safe & Secure Storage still has not installed their fencing, which has resulted in the lack of landscaping as promised in their approved site plan. T. Hackenberg has sent several emails with no response. The owner had previously indicated he was out of the country and would provide a timeline upon his return; however, that has not yet occurred. There was discussion about the possibility of involving the Village attorney to address the issue.
- 11. Adjournment:** P. Rathbun, supported by B. Allen, made a motion to adjourn the meeting at 7:33pm. Motion approved by acclamation.

Respectfully Submitted,
Melina Leonard



FEE: _____

DATE PAID: _____

VILLAGE OF LAWTON
125 S Main, PO Box 367, Lawton MI 49065
269.624.6407 or www.LawtonMI.org

REZONING APPLICATION**Fee: \$125.00 base fee plus incurred costs, if necessary**

An application to request the rezoning of property must be heard before the Village of Lawton Planning Commission. **Regular meetings of the Planning Commission are held on the first (1st) Tuesday of each month at 7:00 p.m. at Lawton Village Hall.** After receipt of the application and payment of the fee a public hearing will be scheduled for the next Planning Commission meeting for consideration, with all legal notifications being met. Public hearing legal notices are required to be published in the local newspaper 15 days in advance of a public hearing.

Recommendations from the Planning Commission are considered by the Lawton Village Council at the next available Village Council meeting date following the regular Planning Commission meeting.

A non-refundable filing fee of \$125.00 base fee. If additional costs, such as engineering review, are anticipated, an escrow up to \$1,000 may be requested. Fees should be made payable to the Village of Lawton and must accompany application.

Applicant InformationName: Pin High Golf CourseAddress: 1020 N. Main StreetPhone Number: 269-624-4653 Email Address: abuchino73@gmail.comProperty Owner Name and Address (if different than above): Renee Wydick**Property Information**Property Address: 1020 N. Main St.

Parcel Number (Tax ID Number): _____

Current Zone District Classification: LDRProposed Zone District Classification: GBDProposed Use: Golf Course / Restaurant

A copy of the deed for the subject property or its legal description must be attached to the application.

Preliminary Concept Plan

Please provide a preliminary concept plan showing the subject lot or parcel and the intended layout of the proposal. The concept plan is required to be drawn to scale and becomes part of the application.

In consideration of all rezoning request, the PC shall review each case as to its compliance with one of the two standards:

1. The requested amendment is in compliance with the Village Master Plan or that a mistake in the plan or changes in conditions or Village policy have occurred that are relevant to the request. If the Planning Commission recommends approval of a request that is not in compliance with the current plan due to a mistake or change in conditions or policy, it shall immediately initiate an amendment to the plan to address the identified mistake or change.
2. The property cannot be reasonably used as it is currently zoned and the proposed request represents the most suitable alternative zoning classification based on the Village Master Plan.

Explain the reason for the rezoning request and how the rezoning conforms to the goals and policies of the Village Master Plan. Use additional sheets if necessary to explain your request.:

Property has been operated as a Business
 for 50+ years. Need to be properly zoned to
 Build New Building

I (we), the undersigned, do hereby make application and petition the Village of Lawton to amend the Village of Lawton Zoning Ordinance and associated zoning map.

Applicant's Signature(s): 

Print Applicant Name(s): Anthony Buchino

Date: 10/28/25

Signature(s) of Property Owner(s): 
(If different than applicant)

Print Property Owner(s) name: Anthony Buchino

Date: 10/28/25

**VILLAGE COUNCIL
VILLAGE OF LAWTON
VAN BUREN COUNTY, MICHIGAN**

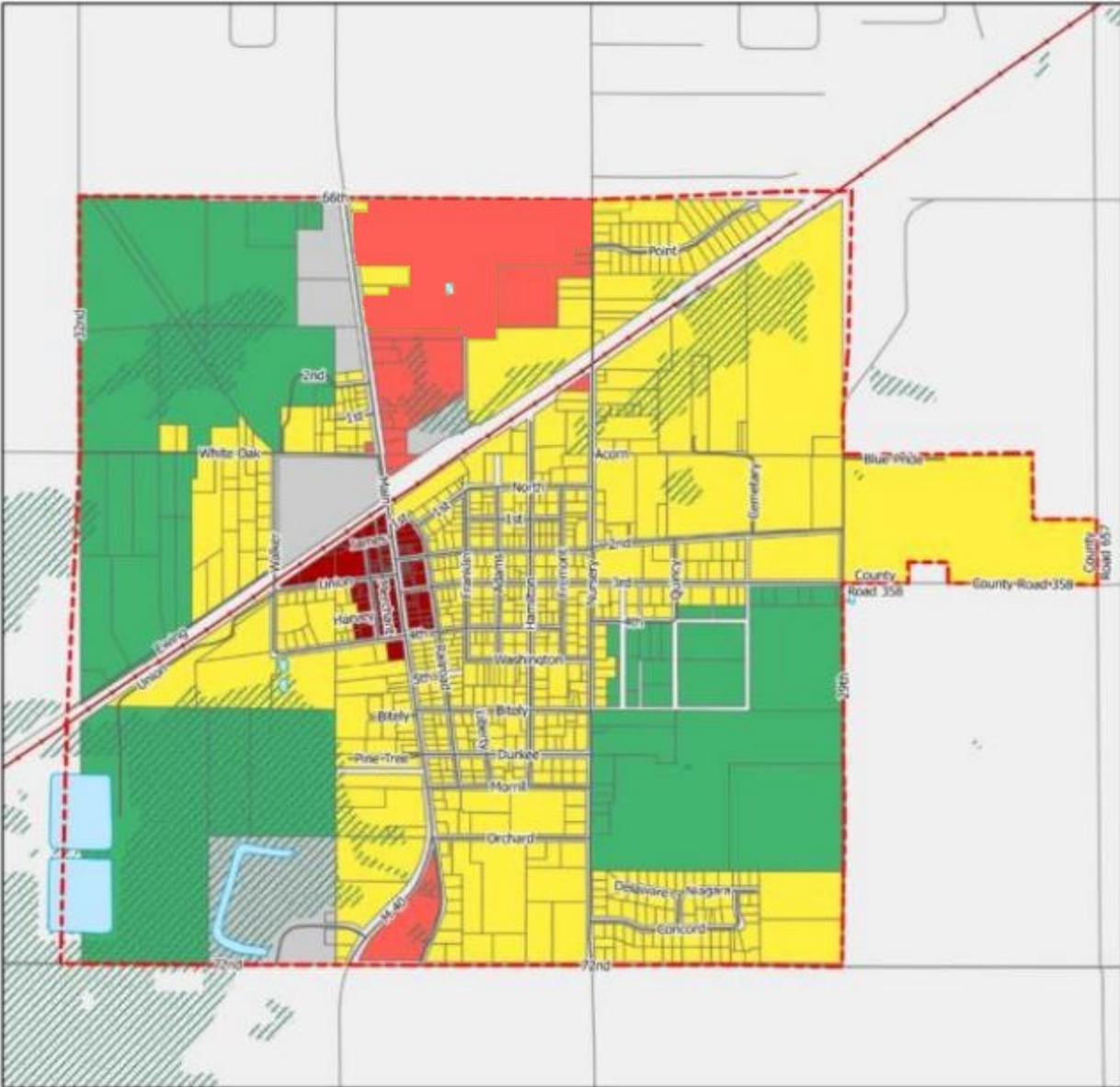
(Ordinance No. _____)

At a regular meeting of the Village Council for the Village of Lawton held at _____ on _____, 2025 and commencing at ___:___ p.m., the following ordinance was offered for adoption by Councilmember _____ and was seconded by Councilmember _____:

AN ORDINANCE TO AMEND THE ZONING MAP FOR VILLAGE OF LAWTON AS ADOPTED BY ARTICLE 4 SECTION 4.04 OF THE ZONING ORDINANCE FOR THE VILLAGE OF LAWTON BY REZONING THE PROPERTY COMMONLY KNOWN AS 1020 N MAIN STREET.

THE VILLAGE OF LAWTON (the “Village”) ORDAINS:

Section 1. Amendment of the Zoning Map. The zoning map as adopted by Article 4 Section 4.04 of the Zoning Ordinance for the Village of Lawton is hereby amended as follows to rezone property commonly known as 1020 N Main St. Lawton, MI 49065 (PPN 80-45-700-029-01) from LDR (Low Density Residential) to GBD (General Business District). The remainder of the zoning map is substantively unchanged.



Zoning Map

Village of Lawton, Van Buren County, Michigan

LEGEND

- LDR - Low Density Residential
- MDR - Medium Density Residential
- CBD - Downtown District
- GBD - Community Business
- I - Industrial
- AG - Agricultural
- Wetland / Environmentally Sensitive Feature



Data Source: Van Buren County GIS, 2022. Michigan Geographic Data Library, 2022. Progressive Companies, 2024.

Section 2. Public Interest. Consistent with the recommendation of the Planning Commission, the Village Council finds that the rezoning of the property in Section 1 is consistent with the Village of Lawton Master Plan because it will better facilitate the use of the property as a recreational facility; is compatible with existing land uses in the vicinity of the property; is considerate of the character of the zoning district and the suitability for specific uses; and will promote the public health, safety, and general welfare of the Village.

Section 3. Repealer. Any other ordinances or portions of any other ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. Savings Clause. The provisions of this Ordinance are severable. If any part of this Ordinance is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration does not void any or render inoperable any other part or portion of this Ordinance.

Section 5. Effective Date. The Village Clerk shall cause a notice of adoption of this Ordinance to be published. Except as otherwise provided by law, this Ordinance shall take effect upon the expiration of the 7th day following publication of the notice of adoption.

The vote to approve and adopt this Ordinance was as follows:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

ORDINANCE DECLARED ADOPTED.

By: _____

Village of Lawton, President

By: _____

Village of Lawton, Clerk

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by the Village Council for the Village of Lawton at the time, date, and place as specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____

Village of Lawton, Clerk

PC Hearing:
Adopted:
Published:
Effective:

Public Hearing