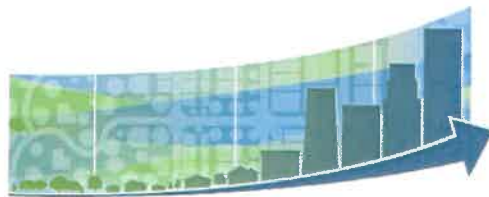


PLANNING COMMISSION ANNUAL REPORT



redevelopment ready
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2025

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
Paul Rathbun, Chairperson	November 2027
Susan Knudstrup, Vice Chairperson	November 2027
Mike Dudek	November 2026
Philip J Chmiel	November 2027
Connie Knapp	November 2027
Judith Peterson	November 2026
Blain Allen	November 2026

4. Meetings

The Village of Lawton Planning Commission met 5 times in 2025. 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

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.

7. Development Reviews

Project type	Location	Description	Status	Recommendation to legislative body	Date of action
Site plan	825 Main St.	Alternate Fuel Technologies	Site plan approved	Monitor for future changes	
Site plan review	1020 Main St	Pin High Golf Club	Site plan approved		

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 2024 annual report.

10. Trainings Attended

Topic /description	Date

Topic /description - Potential training topics in the upcoming year, based on goals and priorities

11. Joint meetings

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

12. Notable Items

Rezoning:

Pin High Golf Course Rezoning from Low Density Residential to Community Business District.

Zoning Ordinance Amendments:

Comprehensive zoning text amendments adopted including updates to use tables, definitions, administrative authority, and legal protections.

- Continued implementation of the Village Master Plan
- Identification of ordinance gaps and needed updates
- Commitment to ongoing ordinance review
- Alignment with RRC best practices

Conclusion

The Village of Lawton Planning Commission made significant progress in 2025 toward strengthening zoning regulations, supporting economic development, and aligning with Redevelopment Ready Communities standards. Continued efforts will position the Village for sustainable growth.

Name	Address	Type	Payment
Village of Lawton/AFT Properties LLC	875 North Main Street	Electrical-Commercial	\$ 277.00
Lawton Management LLC	726 North Main St	Mechanical-Commercial	\$ 210.00
AFT Properties LLC	875 N Main St	Building-Commercial	\$ 3,560.31
Village of Lawton	125 S Main Street	Building-Commercial	\$ 300.00
Welch's	400 Walker Street	Building-Commercial	\$ 837.00
Evangelical Mennonite Inc	425 S Nursery ST	Building-Commercial	\$ 1,300.00
Lawton Village LLC	350 West Fourth Street Building 2	Building-Commercial	\$ 300.00
Lawton Village LLC	350 West Fourth Street Building 1	Building-Commercial	\$ 300.00
Rita Karlene Crouch	611 S Nursery ST	Building-Residential	\$ 200.00
David Abrams	110 White Oak Road	Building-Residential	\$ 200.00
Michael C Swigart and Jaclyn M Pickett	237 S Railroad Street	Building-Residential	\$ 200.00
Mary Prehn	790 N Nursery Street	Building-Residential	\$ 300.00
Mary Prehn	790 N Nursery St	Building-Residential	\$ 300.00
Melvin A. Clark	217 E Bitely ST	Building-Residential	\$ 400.00
Melissa Johnson	806 E Third Street	Building-Residential (reshingle home)	\$ 300.00
Melissa Johnson	806 E Third Street	Building-Residential (reshingle garage)	\$ 300.00
Stephen & Marlene Glisson	310 West 4th Street	Building-Residential	\$ 300.00
Richard Garnaat	822 N Nursery	Building-Residential	\$ 300.00
Allison & Zeebedee Wyatt	815 Vineyard Drive	Building-Residential	\$ 300.00
John W Lyons Jr.	417 S Railroad St	Building-Residential	\$ 100.00
Toby and Rena Fields	623 E Second ST	Building-Residential	\$ 300.00
Andrasy, Lester L	200 S Nursery ST	Building- Residential	\$ 400.00
Andrasy, Lester L	200 S Nursery St	Building-Residential	\$ 400.00
Bierlin, Mehan Ann/Gray, Pauls	213 E 2nd Street	Building-Residential	\$ 300.00
Keith Brown	937 72nd Avenue	Building-Residential	\$ 400.00
Hutchins, Eric	911 Concord Drive	Building-Residential	\$ 300.00
David & Sara McGruder	620 Ewing	Building-Residential	\$ 1,137.00
Lausch, Mark	255 66th Avenue	Building-Residential	\$ 300.00
	620 Ewing Rd	Building-Residential	\$ 380.00
Paterala, Lyle & Shannon	203 S Main Street	Building-Residential	\$ 400.00
Rodney Nimtz	321 South Hamilton Street	Building-Residential	\$ 300.00
Dale W. Kline	201 72nd Avenue	Building-Residential	\$ 300.00
Lola mae & James Smith Trustees	330 S Nursery	Building-Residential	\$ 300.00

Welch's	400 Walker Street	Electrical-Commercial	\$ 266.00
Pin High Golf Course	875 N Main ST	Electrical-Commercial	\$ 571.00
AFT Properties LLC	875 North Main Street	Electrical-Commercial	\$ 277.00
Consumer Credit Union	104 N Main Street	Electrical-Commercial	\$ 250.00
Welch's	400 Walker Street	Electrical-Commercial	\$ 125.00
Welch's	400 Walker Street	Electrical-Commercial	\$ 473.00
Patrick D & Loretta Good	116 Durkee St	Electrical-Residential	\$ 160.00
Denise Kuipers	116 Adams Street	Electrical-Residential	\$ 228.00
Geraldine R Abbott & David M Peterson	116 S Nursery St	Electrical-Residential	\$ 166.00
Richard Jeffrey Johnson	160 S Nursery	Electrical-Residential	\$ 160.00
Randall & Ramona Nickrent	607 S Main Street	Electrical-Residential	\$ 160.00
Randall & Ramona Nickrent	607 South Main Street	Electrical-Residential	\$ 160.00
Patrick & Loretta Good	116 Durkee St	Electrical-Residential	\$ 156.00
Lesster Andrasz	200 S Nursery St	Electrical-Residential	\$ 331.00
	620 Ewing	Electrical-Residential	\$ 272.00
Welch's	400 Walker Street	Mechanical-Commercial	\$ 295.00
Ray & Cathy Piecyk	350 N Main Street	Mechanical-Commercial	\$ 215.00
Pablo Benavidez	763 S Nursery	Mechanical-Residential	\$ 180.00
Victorson Kenneth J & Emily	1111 Niagara Drive	Mechanical-Residential	\$ 220.00
Matthew & Kaityn Wednig	705 E 2nd Street	Mechanical-Residential	\$ 210.00
Vineyard 210 LLC	112 Morrill Street	Mechanical-Residential	\$ 180.00
Vineyard 210 LLC	124 Morrill Street	Mechanical-Residential	\$ 180.00
Vineyard 210 LLC	126 Morrill Street	Mechanical-Residential	\$ 180.00
Vineyard 210 LLC	128 Morrill Street	Mechanical-Residential	\$ 180.00
	128 Morrill Street	Mechanical-Residential	\$ 300.00
Vineyard 210 LLC	220 Morrill Street	Mechanical-Residential	\$ 180.00
Pin High Golf Course	875 N Main St	Mechanical-Residential	\$ 315.00
Monique Damaske	418 E Second St	Mechanical-Residential	\$ 210.00
Kevin T Wokeck	210 West 4th Street	Mechanical-Residential	\$ 210.00
Patrick & Loretta Good	116 Durkee St	Mechanical-Residential	\$ 210.00
AFT Properties LLC	875 N Main St	Plumbing-Commercial	\$ 483.00
Bob Wagoner	101 N Main St	Plumbing-Commercial	\$ 155.00
Andrasz, Lester L	200 South Nursery Street	Plumbing-Residential	\$ 318.00
Patrick & Loretta Good	116 Durkee St	Safety Inspection	\$ 100.00

310 N Franklin St	Roof-Reshingle	\$ 300.00
620 Ewing Rd	Electrical-Residential	\$ 197.00
156 N Main St	Electrical-Residential	\$ 160.00