

Minutes for Planning Commission Meeting

Created on August 4, 2025 at 6:59 PM

Pledge of Allegiance and Roll Call

- Pledge of Allegiance was recited.
- Roll call was taken:
 - Savannah - Here
 - Christine Oliver - Absent
 - Brie Crone - Here
 - Justin McGinnis - Here
 - Robert Coppersmith - Here
 - Patricia Laner - Here
 - Jeff Buerman - Present
 - Mike Carney - Present

Approval of Agenda

- Correction needed on the agenda to reflect the date as August 4th.
- Motion to approve the agenda with the corrected date.
- Motion seconded.
- Agenda approved.

Approval of Minutes from July 7th Meeting

- Correction needed to swap names under the pledge of allegiance (mine and Alice's last name).
- Motion to approve the minutes with the name correction.
- Motion seconded.
- Minutes approved with correction.

Reports

- Jeff handed out three ordinances to be discussed.
- Alex appreciated the thoroughness of the summary of comments in the minutes.
- Jeff reported on zoning:
 - Receiving many requests for junk cars, dead trees, and unfinished buildings.
 - Addressing these issues, including a home that may end up in court.

- "People are finally coming and Stepping up and not afraid to and be attacked. And we're actually going to deal with it the right way and handle it."
- Hoping to resolve these issues in the next couple of months.

Public Forum

- Public forum opened at 7:04 PM.
- No participants.
- Public forum closed at 7:05 PM.

New Business - Ordinances

- Three ordinances were mentioned.
- The council will discuss the chicken ordinance first.

Chicken Ordinance - HOA Bylaws

- A village edge owner asked if HOA bylaws supersede a village ordinance.
 - The owner read that the HOA bylaws state that you can't have any household pets.
- It is believed that HOA bylaws would supersede the village ordinance.
- The HOA board at Village Heads has not been dissolved.

House Bill 4049

- The state is going to introduce House Bill 4049.
 - The council is addressing the chicken ordinance now because of this bill.
 - The bill has not passed yet, but it sounds like it will.
- Andrea brought the bill to the council's attention.

Audio Issues

- Some people reported that the audio was not working.
- The microphone was muted, but then unmuted.
- The wrong microphone was selected.
 - The correct microphone was selected and the audio issue was resolved.

Chicken Ordinance - Questions and Concerns

- The council wants to take a closer look and recommend any changes to the village council.

- An amendment to the current ordinance for chickens has been written for approval/consideration/change.
- The council is open to questions about keeping chickens and dealing with neighbors.

Enforceability of Ordinances

- A council member commented on the mini debacle over the temporary sign issue.
 - The issue came about because of lacking enforceability.
- The council member wants to see enforceability in mind for the chicken ordinance.
 - Specifically, what happens if there are complaints or violations.

Enforcement Process

- If someone complains, the first step is to send a letter giving them 30 days to come into compliance.
- After that, a fine of \$100 is issued, then \$200, then \$400, then it goes to the county.
- If someone files a complaint, the village follows up on it.

Chicken Ordinance Vote

- Motion to approve the chicken ordinance as presented was made and seconded.
- Vote to approve the chicken ordinance, sending it to the village council:
- The chicken ordinance moves on to the council.

152.262 Supplementary Use Regulations Ordinance

- Discussion about removing section C2 from the Ordinances because it is redundant, as it is already outlined in Livingston County and the state of Michigan.
- The biggest reason to keep it would be to purposely be different than the state of Michigan or the county requirements.
- Question of why it was in the master plan in the first place.
 - "My guess is historically maybe I don't know. Did you look back in the history? I tried to find it. I couldn't. I. I'm not sure."
- Proposal to keep C2 and have it state that multiple family dwellings should have a minimum floor plan in accordance with Livingston County and the state of Michigan regulations.

Motion to Send Revision to Village Council

- Motion to send revision to the council for changing the wording on section C2, section 152. 262 supplementary.
- Seconded.

- Roll call:
 - Alex: Yes
 - Three: Yes
 - Preston: Yes
 - Trisha: Yes

Document Regarding Master Plan: 152.281 General Requirements

- Letter B: Central business district currently states to allow for disability flexibility of the planning commission may waive or modify the requirements of this subject for off street parking or loading in the central business district CBD upon finding that all of the following criteria are met.
- Jeff brought up that this is already happening.
- Recommendation to remove section B or reword it so that it's not a requirement.
- The central business district is a fairly small section of the village and there's not a whole lot of development that could happen that could have new parking.
- "I think it should be automatic at this point to allow that for the central business district."
- Question of whether to remove the full section B, keep it, or reword it.
- Proposed action to reword.

Discussion on Rewording/Relocating/Removing a Blurb

- The speaker is okay with rewording instead of replacing a blurb, or relocating it as a placeholder in case an issue comes up.
- The speaker suggests using the proposed rewording with B and removing 1, 2, and 3.
- "Leaving it in place with modifications is probably the right way to address it."
- The speaker agrees with option B on page three.

Specific Rewording Proposal

- The suggestion is to reword B to be option B on page three and remove 1, 2, and 3.
- The speaker clarifies that page two is actually page three.
- The suggestion is to change letter B to what is stated on page three and omit numbers one, two, and three under letter B.

Motion and Second

- A motion is made to revise section 152.281, general requirements, section B, central business to omit subsection 1, 2 and 3 and only state development in the CBD and encourage like the walkable, pedestrian-oriented downtown environment consistent with the village design objectives.

- The motion is seconded.

Roll Call and Approval

- Roll call is conducted: Alex, Myself, Brie, Justin, Robert, and Trisha all vote yes.
- The motion is approved.

Conclusion of New Business

- The three objectives were tackled and will go to council.
- Old business is the master plan reviewing and updating, which was addressed in the new business.

Master Plan Review

- Everyone should review the master plan and bring up questions or concerns for potential changes or updates.
- The chicken ordinance language will be available online, likely after it's finalized.
- The speaker will modify the chicken part in the master plan.

Public Forum and Discussion

- Public forum opened and closed at 7:25.
- Ordinances can be changed, and the speaker is happy to see this in practice.
- The speaker appreciates the participation and thoughts of everyone involved.
- The speaker apologizes for the packet delay due to being out of town with limited access.

Commission Tasks and Updates

- Commissioners should bring up items from the master plan for potential revision in the coming months.
- Mug and Bob's project was approved and needs a variance for setbacks.
- Marijuana ordinance was also approved by the council.
- A variance for Mug and Bob's will be discussed at the end of the month at the ZBA.

Meeting Adjournment

- Motion to adjourn the meeting was made and seconded.
- All in favor.
- Meeting adjourned.

Bree Kraut, Chairperson

Savanna Gee, Secretary