



Village of Stockbridge  
**PLANNING COMMISSION**  
**UNAPPROVED MEETING MINUTES**  
118 N. Center Street ~ 517 - 851 - 7435  
Thursday – October 03, 2024

The meeting was called to order at 6:34 p.m.

Roll Call, P.C. Commissioners Present : Commissioner James Johnson, Commissioner Laura Loomis, Commissioner Daryl Anderson, Commissioner Jennifer Conant, Commissioner Kim Morehouse.  
Also present: Attorney John Gormley and representatives of Mckenna Planning group LLC. Planner and Contract Manager Maya Baker Zonning Administrator Katrina.

Motion to approve the agenda of October 03, 2024, by Jennifer second by Laura. No discussion. Voice Vote all in favor of approving the agenda of October 03, 2024, say aye those opposed say nay. Motion carried no nays.

Motion to Approve the Minutes from P.C. Meeting held on September 05, 2024, by Laura second by James . Correction Mario Ortega Mckenna Planner was absent. Motion to approve amended minutes by Daryl second Jennifer. Voice Vote all in favor of approving the amended minutes of September 05, 2024, say aye those opposed say nay. Motion carried no nays.

#### **PUBLIC COMMENT .**

Marilou Belcher, Juliet Wilhelm, and Marlyn Mida at the invitation of the Chair to attend the October 05, 2024, P.C. meeting presented their proposal to build an assisted living / adult care / nursing home . The proposed location is on North M-52 . Parcel number 33-42-16-400-016, address 4044 N. M-52, Stockbridge, Mi. As part of their presentation a data stick was provided with applicable information the shod a conceptual picture of the vision for the facility. They also provide a Executive Summary, a Business Description, a Market Analysis, the Target Market, Marketing Strategy, Operation Plan, Financial Projections, Conclusion and Envisioned Next steps. The document is attached to these minutes. Planning Commissioners asked several questions and response to proposal seemed to be favorable. Also, Maya from Mckenna and our attorney made some observations. They asked what their next step was. And the Chair said he would contact them after the discussion with the P.C. Attorney.

#### **NEW BUSINESS**

**No new business.**

#### **UNFINISHED BUSINESS**

**MCKENNA: Maya Baker Presented the McKenna Task 2:** Analysis and Annotated Outline suggested she would provide a next document that would provide side by side the existing Zonning section with next to it the McKenna proposed new language that falls into zoning ordinance standards without changing the substance of the ordinance with the exception of a section that we know needs to be fully rewritten.

Mr. Morehouse: Page 5 . Adding graphics what is the minimum set back he could not provide a minimum recommendation. Maya, we have smaller lots that do not allow build or expand on their property.

That is something we need to address. John provided input explaining the problem with other municipalities and that we need to address solar. S.S. stands for single family S2 stands for 2 families. Kim question why we would have different setbacks for different districts.

Kim back chart. 3<sup>rd</sup> line down adult care facial and foster care facilities. What's the difference. Discussion ensued. Daryl asked if McKenna is going to provide a definition for every approved by wright or special use.

Kim: Page 2 version page 1 what the difference of a funeral home and a funeral establishment. Maya would also provide a definition for them.

Page 7: Storage - Article 7: 6-158 Storage Facility. Maya example what is a Decorative fence.

James, anything? Page 1 : adult care facility issue and childcare up to 6 units without state licensing.

Jennifer anything? : Nope, everything I was going to speak about has been covered.

Laura, anything? Nope, everything I was going to speak about has been covered.

Zonning administrator Katrina anything? Nope, everything I was going to speak about has been covered.

Write or Allowed in a special use topic

John, anything? Nope, everything I was going to speak about has been covered.

Daryl: I asked John to find proof in the Michigan Law that an individual can't perform and activity on their property related to a Zonning issue unless it is approved by . John provided a Michigan Supreme court Ruling verifying this statement. Daryl, want it included in Zonning ordinance's Should say: If it's not permitted it is prohibited.

Maya asked for a recommendation on setbacks. Daryl provided Google dimension of 30 ft dimension of front, 5 ft on either side and 15 ft from the back lot line.

Daryl page 6. Article 3 enforcement 4th. line down asked what would be the only 2 types. Maya provide an example.

Daryl provided an example with Dogs help requesting a site plan approval . Maya and John said that we could approve the site plan with the condition that the Sanitary sewer system must be approved a John says that in our Site plan approval resolution that approval is contingent on the Village engineer approval of Sanitary distribution / water systems.

Maya we would split up things that the Zonning administrator is responsible for approving the things the engineering is responsible and things the Building is responsible for approving. Things the Planning commission is responsible for approving.

Daryl advised that next meeting we would be doing a site plan approval for Dogs help.

Daryl RV 6-265 mentioned to Maya that they had not found it.

Daryl Signs 6-234 need to determine dimensions of signs . Informed Maya that she missed it. Discussion ensued.

Kim asked if we were going to accept it in blocks or section by section. Daryl we will approve by section by section.

Daryl we will meet again on October 28, 2024, Joint meeting John says we have to post it.so if we have quorum. Maya asked what she should present to the Village Council. Kim made so suggestion keep or simple or provide detail. Whatever you have to say, limit it to 45 minutes.

- Time did not allow us to start working on the 6-year Capital Outlay Plan (specifically mentioned by the Auditor).

#### **PUBLIC COMMENT**

No Public Comment

#### **ADJOURN**

Daryl made a notice to P.C. that we would be doing a site plan review for Dogs help LLC . Also need to start working on a 6-year Capital outlay plan. We also may have a request to rezone a parcel.

Motion to adjourn made by Jennifer Second by Laura. Voice Vote all in favor of adjourning say aye those opposed say nay. Motion carried no nays.

#### **NEXT MEETING IS SPECIAL**

**On October 28, 2024, at 7:00 p.m. Joint meeting with Village Council.**

#### **NEXT REGULAR SCHEDULED P.C. MEETING**

November 07, 2024