



Village of Stockbridge
PLANNING COMMISSION
118 N. Center Street ~ 517 - 851 - 7435
August 07, 2025
Approved Meeting Minutes

Call P.C. Meeting Was Called to order. At: 6:41 p.m.

Roll Call of Commissioners present : Laura Loomis, Jennifer Conant, James Johnson, Daryl Anderson.

Commissioner Absent: P.C. Amy Good

Also in attendance: Township/Village : Zoning Administrator Katrina Griffith, MPC. and Village Manager Heather Armstrong, Mario A. Ortega, AICP- from McKenna, John Gormley P.C.

Approval of August 07,2025 Agenda

- Jennifer made a motion to approve the August 7, 2025, agenda during the Planning Commission meeting held at 6:34 p.m. at the Planning Commission, and the motion was seconded by James, The chair confirmed the motion and second. Voice vote carried unanimously.

Approval of Minutes

1. Motion made to approve the minutes of July 14th was made by James and seconded by Laura during the meeting on 2025-08-07. The motion was approved unanimously with all in favor and no opposition.
 1. **Discussion**
 - No discussion was recorded regarding the motion; it was put to an immediate unanimous vote.
 - **Voting Results**
 - 2 in favor/0 opposed/0 abstention

PUBLIC COMMENT

- The Chair opened meeting to the Public (No Public present)
- The chair closed public comment.

New Business Evaluation of:

ARTICLE V. DEVELOPMENT STANDARDS

Sec. 6-176. Landscaping

Sec. 6-177. Landscaping Plan Compliance.

Sec. 6-178. Landscaping Layout, Installation and Maintenance Standards.

Sec. 6-179. Landscaping Plant Material Standards.

Sec. 6-180. Landscaping Screening Standards

Sec. 6-181. Landscaping Standards for Specific Areas.

Sec. 6-185182. Glare and exterior Lighting Standards.

Main Motions

- Adopt that all plant material indicated on landscape plans and intended for installation on sites shall comply with the size, description, and specifications set forth in the current edition of the horticultural standards. This measure is intended to ensure the health of the trees, adherence to agreed quality standards from nurseries, and protection of the surrounding natural environment.

1. Discussion

- Discussion focused on the precise wording to be used (e.g., 'conform' vs 'comply') and the placement of these specifications in the document. Participants debated whether the language should be tied directly to site plan details and emphasized the need for a comprehensive set of standards, including size, description, and additional specifications.
 - Additional considerations included linking the requirements to environmental safeguards (to prevent the spread of disease or invasive species) and potential impacts on adjacent properties, such as the inclusion of screening and noise buffering structures.
 - Commissioners agreed that the text should be modified to reflect P.C. recommendations.
- The chair proposed that the existing landscaping requirements be modified so that non-deciduous trees (specifically pine trees) are used to screen stormwater facilities instead of trees with leaves. This change is intended to improve functionality by reducing potential obstructions caused by falling leaves and to maintain aesthetic consistency. The proposal includes language revisions to reflect that modifications may be made by the Planning Commission or the Zoning Administrator, and it addresses issues from previous developments where landscaping impeded proper system function.

1. Discussion

- Discussion began with considerations over berm specifications, parking lot landscape perimeters, and the use of displays versus citation requirements. Participants debated the interpretation of existing zoning language and the authority of the Planning Commission to modify landscape standards.
 - Further conversation focused on landscaping details at stormwater facilities, including species selection, potential impacts on equipment operation, and the function of screening measures. Participants compared the benefits of deciduous versus evergreen trees and discussed the need to ensure that any plantings did not interfere with utility access or proper drainage.
 - Commissioners agreed that the text should be modified to reflect P.C. recommendations.
- P.C. Commissioners agreed that the revised lighting ordinance for commercial and multi-family properties which requires exterior lighting systems to control glare and light trespass, mandates full cutoff LED fixtures with opaque backlight shields, and imposes specific illumination levels for vehicle areas, pedestrian pathways, and adjacent residential properties. Additionally, it includes provisions for temporary exemptions for decorative lighting during special events that should be accepted.

1. Discussion

- Participants discussed the purpose of the lighting ordinance including preservation of unlawful nighttime use, energy conservation, and safety concerns. They debated specific language regarding light impingement and the use of terms such as 'impinge' versus 'infringe.'

- There was extensive dialogue on design criteria for exterior lighting (full cutoff, shielded fixtures, appropriate heights), addressing both commercial requirements and exemptions for single-family dwellings.
- Discussion also covered camera placement issues, glare from unshielded lights, and potential temporary exemptions for non-standard lighting practices.
- Commissioners agreed that the text should be modified to reflect P.C. recommendations.

UNFINISHED BUSINESS

- The Chair asked Mario A. Ortega, AICP- from McKenna, where the revised black line version of Article VI was.
- Mario said he would provide for net meeting along with changes made to Sign ordinance.

Right-of-Ways Discussion

- Discussion on reviewing the rights-of-way requirements in the zoning ordinance including references to minimum widths of 60 to 66 feet.
- Debate over the differences between public road standards and the current development standards with missing references on street widths.
- Concerns were raised about inconsistencies due to old road designs, outdated surveys, and mismatches with county GIS and recorded plat maps.
- The discussion highlighted the need for updated engineering standards and clearer ordinance language but was not formally resolved before adjournment.

PUBLIC COMMENT

- The Chair opened meeting to the Public (No Public present)
- The chair closed public comment.

P.C. COMMENTS CONCERNS OR SUGGESTIONS

- **None**

ADJOURN

Motion to adjourn by Laura second by Jennifer. Voice vote All those in favor? Aye. Motion passed. What time is it? It is 8.15. Thank you.

Meeting adjourned at 8:15 pm.

NEXT MEETING

- a. Next regular meeting will be September 04,2025.

Announcements

- The meeting focused on technical revisions to horticultural and landscape standards, including detailed discussions on tree planting requirements, the integration of nursery standards, and screening measures such as walls or green belts to mitigate noise and visual impacts.

Secretary Signature

[Secretary Signature]

Date of Approval

2025-08-07 20:15