



Village of Stockbridge  
**PLANNING COMMISSION**  
**July 14,2025, UNAPPROVED MEETING MINUTES**  
118 N. Center Street ~ 517 - 851 - 7435

**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:** Amy Good Stockbridge, Mario A. Ortega, AICP- from McKenna Mario had accident driving to meeting was instructed to return home, and John Gormley P.C. attorney.

**Also in attendance:** Township/Village : Zoning Administrator Katrina Griffith, MPC. and Village Manager Heather Armstrong

**Motion to approve July 14,2025, agenda by Jenifer seconded by James's motion received unanimous approval by voice vote.**

**Motion to approve June 05,2025, minutes by Jenifer seconded by James's motion received unanimous approval by voice vote.**

## **Public comment**

. No Public Present

### **UNFINISHED BUSINESS :** Review of Articles 6 and 7

- Article 6 Revision:
  - Mario email provided updated, clean versions of Articles 6 and 7.
  - The revised drafts covers outdoor seating permits, changes to outdoor hours for pets at kennels, and updated permit requirements for unsafe non-conforming structures.
  - Articles 6 and 7. document presented as a blackline PDF:
  - Discussion on housing density text: it was clarified that detailed housing density tables (R1, R2, R3) are part of Article 6 (specifically section 6-70) but have not yet been reviewed, as the commission decided to first establish standards for where different types of uses should be allowed.
  - Agreed to proceed with the current Article 6 Black line revision with **below required changes Sec. 6-272. Cottage and Home Occupations to draft unless further issues arise.**
- Article 7:
  - **Brief review confirmed a 6-month timeline for issues like condemnation for poor maintenance.**
  - No new objections or modifications raised.

# Discussion on Cottage Industry vs. Home Occupation

- Differentiation:
  - Cottage Industry: Involves production (e.g., baking, art), and may employ non-household workers.
  - Home Occupation: Service-oriented, operated by household members only, and explicitly states it shall not have employees other than members of the primary household.
- Zoning and Location:
  - Jim: I would like to go on the record to say that I think we should exclude cottage industry entirely
  - Uncertainty about permitting cottage industry in residential zones, especially R1 and R3, due to potential neighborhood disturbances.
  - Proposal to restrict cottage industry to designated areas (e.g., central highway commercial zones, M-52/Clinton Street) to avoid residential disturbances.
- Licensing and Employee Considerations:
  - A point of discussion arose regarding licensing, with one participant suggesting that cottage industries might not require the same state licensing as home-based businesses (e.g., for baking), though this was questioned by another participant who believed state licensing would apply regardless of location.
  - Consensus was reached to allow cottage industries to have **one** off-site employee and **not two**, with a vote of three in favor and one opposed, as a compromise to minimize neighborhood impact while still supporting small businesses.
- Additional Point:
  - Large-scale automotive repair and similar activities (e.g., large vehicle, boat, furniture repair) were agreed to be removed from the cottage industry definition and prohibited in home occupations, classifying them under commercial categories.
- **NEW BUSINESS:** Red line version of Sign Ordinance Review
- Monument Signs:
  - Defined for non-residential settings (subdivisions, condo entrances, apartment complexes).
  - Limits: max area 48 sq. ft.; height varies by road (6 ft. or 8 ft. on M-dot or minor arteries).
- Wall Signs and Wayfinding/Kiosk Signs:
  - Discussion of duplication and confusion in ordinance tables, with concerns about inconsistencies in listing and formatting for wall, digital, and kiosk signs.
  - A lack of clear definitions for wayfinding/kiosk signs was noted, particularly for public spaces like veterans' parks or street intersections.
- Technical Specifications:
  - Question about the unit "nit" in lighting specifications; it was confirmed to be a unit of luminance.
  - An observation was made that the Shell gas station sign is now illuminated 24 hours, raising concerns about its brightness affecting nearby residences.
- Document Consistency:
  - Noted duplicate attachments and entries in agenda and ordinance drafts, indicating a need for clarification and consolidation.

- No Comment on the table which shows how the existing zoning ordinance articles will be reorganized to create the new zoning ordinance.

## Administrative and Technical Notes

- Other zoning topics discussed:
  - Bed and breakfast location descriptions, noting that current descriptions lacked specific zoning districts.
  - Duplex apartment inclusion/exclusion: consensus was reached to exclude the duplex topic (accessory dwelling units) from the current round of revisions.
  - Commissioners wanted to confirm that Accessory dwelling unit / Mother-in-law units are to be excluded from this whole round of rewriting.
- Further clarification by Katrinia : Existing auto repair facilities may remain exempt from new wall screening requirements due to pre-existing conditions, as changes cannot be applied retroactively provided, they were permitted by right or by special use if process was followed for allowing them prior to this revision.

- **PUBLIC COMMENT**

. None.

- **P.C. COMMENTS CONCERNS OR SUGGESTIONS**

.P.C. Chair asked each Commissioner individually no one had any comment concerns or suggestions

- **ADJOURN**

. Jennifer, make motion to adjourn. James second it. All those in favor of adjourning? Yeah. Non opposed motion carried to adjourn by voice vote a 7:25 p.m.

- Meeting adjourned at approximately 7:25 p.m.

## Next Steps and Follow-Ups

[ ] Follow up with Mario to confirm final versions of Articles 6 and 7, ensuring all revisions (including zoning and housing density) are addressed.

[ ] Confirm exclusion of large-scale auto repair and related activities from cottage industry.

[ ] Update ordinance to clearly differentiate home occupations and cottage industries, including licensing and employee restrictions.

[ ] Reconcile duplications and formatting inconsistencies in the sign ordinance, especially for monument, wall, and wayfinding/kiosk signs.

[ ] [ ] Email all participants a revised document reflecting discussion points for final review before the next meeting.

[ ] Confirm and circulate details for the next meeting scheduled for August 7 (Thursday).