

PLANNING COMMISSION
118 N. Center Street
Stockbridge, Mi. 49285
517 - 851 - 7435
December 04,2025
Unapproved Meeting Minutes

Call P.C. Meeting Was Called to order. At: 6:40 p.m.

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

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

AUDIENCE: Michelle Angott

Approval of December 04,2025 Agenda

- Laura Loomis - Made motion to approve the agenda. James Johnson - Seconded the motion to approve the agenda. December 4th agenda approved as-is; voice vote "yay"; no opposition.

Approval of of November 06,2025 meeting minutes.

- Motion to Approve November 06,2025 Meeting minutes by Jennifer , Second by Laura. Discussion: Jennifer Corrections included proper names and wording ("Jill Ogden," "second," "ANGOTT," "zoning," "misstated").No further discussion? Motion to approve the amended minutes by Jennifer, Laura seconded. Any further discussion? All those in favor, signify by saying, yay. Those opposed, signify by saying, nay. November 6 amended meeting minutes were corrected for spelling/wording and then approved . **Jennifer:** Stockbridge is spelt wrong. The Stackbridge.

Public Comment

- A resident expressed concerns about a potential village-wide rezoning to allow multi-family units. She highlighted potential negative impacts on infrastructure (roads, sewage, water), schools, police services, and community character, citing increased traffic and recent water rate hikes.
- **Rezoning Process:** It was clarified that the draft ordinance's proposal to allow two-family dwellings as a special use in R-1 and R- 2 districts is still under discussion. The process for a specific rezoning application for 487 East Elizabeth was reviewed, with a new public hearing scheduled for January 8th. State law requires mailed notice to property owners within 300 feet 15 days prior to the hearing.

2. Review of R-1 (Single-Family) District

- The group decided to change the proposed "Village Residential" name to "Single Family Residential" to maintain clarity and reflect the district's identity.
- **Intent Language:** The term "multi-generational living" was removed from the R1 intent language due to concerns it could be misinterpreted to imply permission for multi-family structures or ADUs.

- **Density:** A proposal to reduce density from five to four dwelling units per acre was rejected. It was determined that the current minimum lot size of 8,712 sq. ft. corresponds to five units per acre and changing this would make most existing lots legally non-conforming. The density will remain at five units per acre.
- **Duplexes:** The group agreed to remove duplexes (two-family homes) from the R-1 district.

3. Review of R-2 (Single-Family Suburban) District

- A suggestion was made to name the district "Single-Family Suburban" to maintain consistency.
- **Permitted Uses:** The group agreed to remove "two-family home" and "planned communities" (PUDs) from the R-2 district. The rationale was that PUDs should be considered on a site-by-site basis.
- **Duplexes by Special Use:** It was later clarified that duplexes are allowed in R-2 by special use permit. The group decided to keep this provision but address the problematic lot size requirement.

4. Review of R-3 (Multi-Family) District

- There was a preference to rename the district from "high-density residential" to "multi-family."
- **Building Height & Density:** A debate occurred regarding building height, with a suggestion to cap it at 3 stories or 45 feet, contrasting with a potential 80-foot figure in a table. Concerns were raised about the quality of new multi-story constructions.
- **Setbacks:** The proposed reduction of the rear setback from 50 feet to 35 feet was rejected. The group agreed to revert the rear setback to 50 feet to ensure adequate backyard space.

5. Analysis of Zoning Table 6-71 (Lot Area and Dimensions)

- **Duplex Lot Size:** A major inconsistency was identified where a duplex required a 20,000 sq. ft. lot, while a single-family home only required 8,712 sq. ft. This was deemed illogical and a disincentive.
- **District Numbering:** Confusion was noted regarding the density hierarchy, as the draft appeared to have R-1 and R-2 numbering reversed compared to standard Michigan practice (where R-1 is typically lower density).
- **Revision:** Due to the complexity and inconsistencies in the table, it was decided that a revised, clearer version would be presented at the next meeting.

NEW BUSINESS:

- Daryl made a motion that the public hearing for 487 E. Elizabeth St. to consider rezoning from R-1 to R-3 be set for January 08,2025. All in favor, say yay. Motion carried.

PUBLIC COMMENT:

- No Public present closed public comment

P.C. COMMENTS CONCERNS OR SUGGESTIONS

- No P.C. concerns or suggestions .

Proposed next regular meeting date is January 08,2025 instead of January 01,2025 .

- No discussion revised meeting date of January 08,2026 approved.

2026 P.C. MEETING SCHEDULE

- Daryl Made comment that he had to provide the village with next year's meeting schedule. He asked Commissioners if they wanted to stay with the same day for meeting schedules for the planning commission. All commissioners present confirmed that they did.

JOHN GORMLEY P.C. ATTORNEY MADE COMMENT

- One more thing just for you guys to think about. Look at that section I quoted as the zoning ordinance, because when you're considering rezoning, you have to look at all those requirements, and then you have to decide whether or not it meets the master plan. So, to be prepared for that public hearing, I would review that ahead of time or review the master plan. I don't think it complies with the master plan. That is one of the criteria. So, if you want to look at it, you can tell me. But I don't think the master plan calls for that kind of residential.

DARYL

- Stated he would resend a copy of the 2024 Master plan out to everyone again.

ADJOURNMENT

- James made the motion to adjourn, Laura seconded it. No further discussion. Voice vote motion to adjourn carried , Meeting adjourned at We're adjourned at 7.55.

NEXT MEETING

- Proposed next regular meeting date is January 08,2025 instead of January 01,2025 .

Minutes prepared by

Daryl Anderson

P.C. Chair