

**VILLAGE OF STACKBRIDGE  
PLANNING COMMISSION  
THE MEETING TIME IS 6:30 P.M.  
December 04, 2025  
MEETING AGENDA**

**118 N. Center Street ~ 517 - 851 - 7435**

Call P.C. Meeting Call to order.

**ROLL CALL:**

**APPROVAL OF AGENDA:**

- Approval of Agenda December 04,2025 agenda

**APPROVAL OF MINUTES**

- Approval of November 06,2025 Meeting Minutes

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS**

- Verify that this correction was made to insert the current existing Section 6-45 with Type 1/2/3 framework, potentially using a table for clarity.
- Article 3 review with red line materials; revisit permitted uses and dimensional standards; clarify past votes via minutes.
- Copy of draft proposed new zoning district map for discussion purposes only
- Copy of existing zoning district map.
- Table which shows how the existing zoning ordinance articles will be reorganized to create the new zoning ordinance.

**NEW BUSINESS:**

- Schedule date for public hearing on request to rezone 487 E. Elizabeth St. from R-1 to R-3

**PUBLIC COMMENT:**

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

**ADJOURNMENT**

**NEXT MEETING**

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

**ATTACHMENTS**

1. December 04,2025 Agenda
2. November 06,2025 Unapproved Meeting Minutes
3. Article 3 review with red line materials; revisit permitted uses and dimensional standards; clarify past votes via minutes.
4. Copy of draft proposed new zoning district map for discussion purposes
5. Copy of existing zoning district map.
6. Table which shows how the existing zoning ordinance articles will be reorganized to create the new zoning ordinance.
7. Copy of rezoning request materials

**PLANNING COMMISSION**  
118 N. Center Street ~ 517 - 851 - 7435  
**November 06, 2025**  
**Unapproved Meeting Minutes**

**Call P.C. Meeting Was Called to order. At: 6:38 p.m.**

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

**Also in attendance:** Village Manager Heather Armstrong, Maya Baker Associate planner from McKenna, P.C. Attorney John Gormley, Village President Jill Ogdon Township/Village : Zoning Administrator Katrina Griffith, MPC.

**Approval of November 06,2025 Agenda**

- Motion to approve the November 6, 2025, agenda, by Jennifer second by Laura , Discussion . Next meeting date is not November 6. Its December 04,2025.
- Motion to approved amended agenda by Jennifer Secon by Laura. |voice vote motion carried.

**Approval of September 04,2025 Minutes**

- Motion to approve the minutes of September 4th, by Jennifer second by Laura again. Discussion please. We do have some, so Jill Ogden is spelled wrong, O-G-D-E-N, right and then September is not spelled out okay thank you.
- Motion made by to approve the amended September 04,2025 minutes by Jennifer and seconded Laura . Voice vote motion carried .

**Public Comment: Rezoning of Former Church Property**

- Concern raised by (Michelle Anga, resident at 206 South Williams) regarding proposed change affecting the old church property near Williams and Elizabeth.
- Key issues:
  - Historic traffic overflow during church use: parking on both sides of Williams/Elizabeth, driveway blockages, yard parking.
  - Current quieter conditions after residential use; past cut-through traffic via parking lot mitigated with fencing/planters.
  - Camera-observed activity: 150–200+ interactions per season at the T intersection; safety concerns due to speeding and stop sign non-compliance.
  - Potential multifamily use could add vehicles (estimate: four units → ~8 cars), affecting driveway access and pedestrian safety (dogs, kids, walkers).
  - Lighting concerns: past spotlights and winter headlight glare; desire to preserve night environment.
  - Environmental concerns: possible tree removal impact.
  - Equity concerns: resident bears impacts without profit; questions about housing type and neighborhood fit.
- Process clarification:
  - Public hearing will be scheduled; board may question applicant; public may comment.

- Future Land Use Map indicates multifamily (orange); current zoning is single-family. Distinction between current zoning and advisory master plan noted.
- R3 standards currently require a minimum lot size of 3 acres for multifamily; rezoning feasibility may be constrained.
- Multifamily in the master plan intended to match neighborhood character and density; prior existing land use may have been misnoted.
- Next steps:
  - Application materials are preliminary; Zoning administrator and attorney review pending.
  - Public hearing publication required one time at least 15 days in advance.
  - Notice requirements to properties within 300 feet for map amendments to be verified against statute.
 Conclusion:
- No decision made; resident concerns recorded. Public hearing to be scheduled with statutory notice and administrative review.

## **Zoning Ordinance Review: Site Plan and Site Condominium Sections**

- Discussion resumed on Article 8 redline (pages ~35–38).
- Clarified that reviewed section pertains to site condominium requirements, distinct from standard site plan review.
- Commission previously developed a “site plan tier” system (Type 1/2/3 in Section 6-45) and notification requirements; intent to align current draft with that structure.
- Site condominium regulation:
  - Governed by the Michigan Condominium Act (Act 59); local adjustments are limited.
  - Include a clear local definition for “site condominium” in ordinance definitions (in addition to referencing the Act).
  - Site condos are an ownership structure: units are owned; land outside is common elements; can resemble single-family neighborhoods or attached units; minimum of two units constitutes a project.
  - Design standards: condominium developments should meet subdivision design and improvement standards; local density controls apply via zoning.
  - Development style must match zoning: apartment-style condos must meet R3 multifamily standards; site condos resembling single-family must meet R1 density; large multi-unit condo buildings are not permitted in single-family districts.
- Procedural alignment:
  - Ensure condo project approvals reference and align with broader rezoning and site plan conditions and findings (e.g., applicant written synopsis addressing ordinance criteria).
  - Simplify and clarify approval sections; cross-reference applicable standards (e.g., “6-30” conditions and reinstated “6-45” site plan processes).
 Conclusion:
- Staff to verify and add definitions, references, and alignment with existing criteria; no final adoption of text made.

## **Review of Administrative Types (Type 1/2/3) in Section 6-45**

- Daryl requested reinstating “Type 1, Type 2, Type 3” framework to reduce delays and enable administrative reviews.
- Current drafted system includes sketch plan and administrative review; team agreed to revert to the 6-45 framework with potential table formatting for clarity.

- Acknowledged prior effort over nine months; intent to minimize wordiness with tables while preserving content.  
Conclusion:
- Proceed to insert Section 6-45 with Type 1/2/3 framework, potentially using a table for clarity.

### **Article 8 and Article 6 Status; Black Line/Red Line Versions**

- Planning commission requested a black-line version of Article 8 for next review cycle; plan to revisit and recommend changes to council.
- Article 6: Discussion on cottage industries and home occupations (pages ~87–88) and criteria updates.
- Corrections:
  - Delete retail/repair of large-scale products (vehicles, boats, furniture) from cottage industry criteria.
  - Limit to “only one on-site employee.”
  - Prohibit vehicle repair within cottage industry.  
Conclusion:
- Article 6 black line with specified changes approved; Article 8 red line approved with recommended changes and definitions pending black line delivery.

### **Manufactured Home Park Requirements and On-Site Storage**

- Section numbering confusion discussed (e.g., references to 6-1.42(d) vs. 6-142); numbering may be out of order but still 142.
- Pending confirmation from Mario regarding on-site storage (boat trailers, horse trailers, etc.) in manufactured home parks.
- Legal requirement to provide zoning for manufactured home parks; potential placement in R3 if standards are met.
- Consideration that existing R3 areas may not fit manufactured home park requirements.  
Conclusion:
- No changes made; confirmation from Mario pending on storage rules; acknowledgment that MH parks must be accommodated by law.

### **Proposed Zoning Map and District Names**

- Proposed zoning map maintains existing parcel zoning; changes limited to district names and a historic district overlay.
- No rezoning proposed; color changes may make districts appear different but zoning remains the same.
- Future Land Use Map is advisory and one factor in rezoning decisions; does not mandate immediate rezoning.  
Conclusion:
- Zoning map re-approved as same as existing with naming updates and overlay; ordinance table renumbering also approved.

### **NEW BUSINESS:**

- Upcoming request to rezone 487 E. Elizabeth St. from R-1 to R-3

### **Next Chapter Focus—Article 3 (Districts and Uses)**

- Plan to move to Article 3 next meeting: table of permitted uses and dimensional standards.
- Request to receive red line versions in advance; black line not necessary.
- Discussion on R1: past debates on duplexes and fourplexes; accessory dwelling units (ADUs) previously voted not to be considered during this rewrite.
- Some disagreement on prior votes (mother-in-law housing/ADUs) noted; plan to verify minutes and adjust as needed.

Conclusion:

- Proceed to Article 3 review with red line materials; revisit permitted uses and dimensional standards; clarify past votes via minutes.

## **Parks and Recreation Plan Update and Grants**

- Intention to update Parks and Recreation Plan (and possibly sidewalks) to be eligible for DNR grants.
- Consider partnering with township and possibly McKenna; address multiple trails and departmental updates.
- State (DNR) likely to deny re-approval without substantive updates due to elapsed time.

Conclusion:

- Move forward on Parks and Recreation Plan update; coordination with stakeholders anticipated.

### **PUBLIC COMMENT:**

- None No public present

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

- James thanked Daryl for his hard work which was much appreciated by Daryl.

### **ADJOURNMENT**

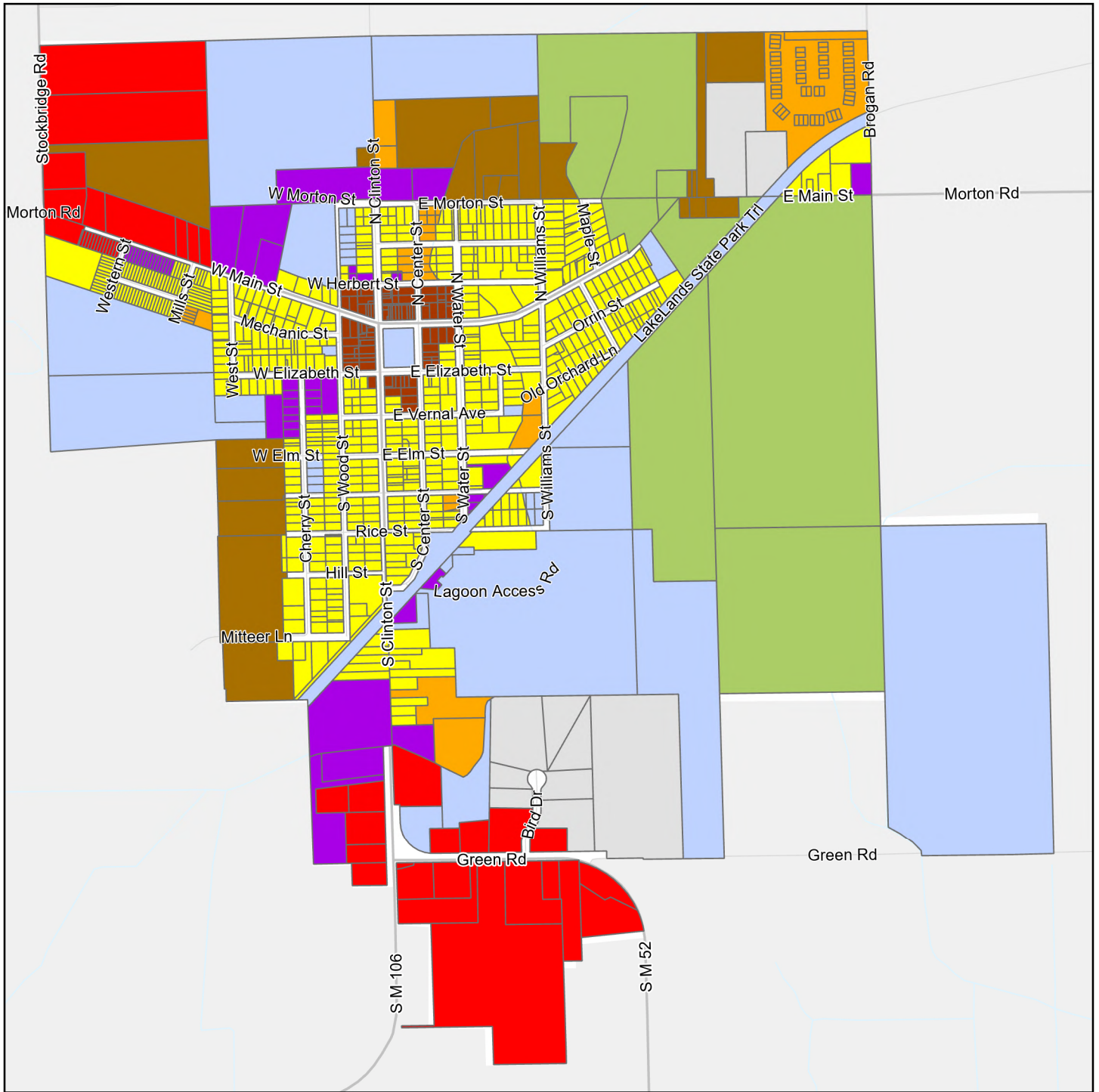
Motion to adjourn by Jennifer and second by Jim any further discussion all those in favor say aye any nay motion carries we're adjourned what time is it 7: 46 p.m.

### **NEXT MEETING**

- Next regular meeting will be December 04,2025.

### **Minutes prepared by**

**Daryl Anderson**  
**Chair Planning commission**  
**November 9, 2025**



# Current Zoning Map

Village of Stockbridge, Ingham County, MI

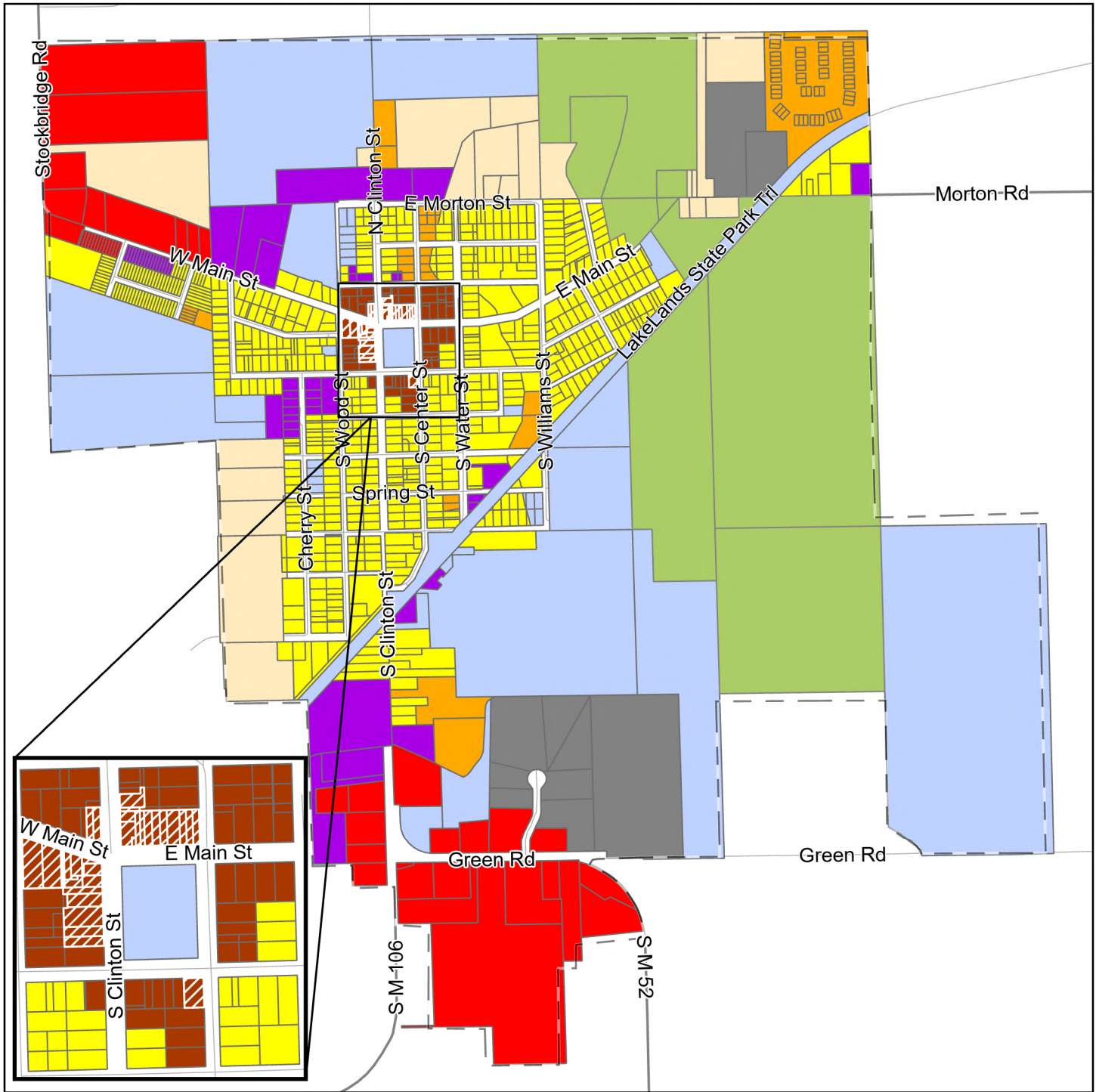
## LEGEND

- Public
- Multi-Family Residential
- Light Industrial
- Single-Family Village Residential
- Single-Family Suburban Residential
- Open Space Conservation
- General Commercial
- Highway Commercial
- Central Business District



Basemap Source: Michigan Center for Geographic Information, v. 17a.  
 Data Source: Village of Stockbridge Zoning Map, Ingham County 2025. McKenna 2025.





# Draft Proposed Zoning Map

Village of Stockbridge, Ingham County, MI

March 3, 2025 - Draft

## LEGEND

- R-1 - Village Residential
- R2 - Low Density Residential
- R-3 - Multi-Family Residential
- CBD - Central Business District
- HSO - Historic Storefront Overlay
- C-2 - Local Commercial
- C-3 - Highway Commercial
- M-1 - Light Industrial
- PUB - Public
- OSC - Open Space Conservation



Basemap Source: Michigan Center for Geographic Information, v. 17a.  
 Data Source: Village of Stockbridge Zoning Map, Ingham County 2025. McKenna 2025.



## Village of Stockbridge New Zoning Ordinance

### **Reorganization Table: Existing Articles and Proposed New Article Structure**

Current Articles	Proposed Articles and new/moved Sections
Article I. Title, purpose, rules applying to text, and definitions	<u>Article I: Title, Purpose, and Scope</u>
Article II: Reserved	<u>Article II: Definitions</u>
Article III: Administration and Enforcement	<i>Moved to new Article IX and Create New: <u>Article III: Districts and Uses</u> Text establishing the districts including a Use by District table</i>
Article IV: Zoning and District Regulations	<i>Moved to new Article III and Create New: <u>Article IV: General Provisions</u> Those development standards that apply throughout the Village</i>
Article V: Land Division For Unplatted Property	<i>Moved to new Article IX and Create New: <u>Article V: Development Standards</u> Standards that apply to specific site improvements including</i> <ul style="list-style-type: none"> <li>• <i>Parking</i></li> <li>• <i>Landscaping</i></li> <li>• <i>Lighting</i></li> <li>• <i>Signage</i></li> </ul>
Article VI: Subdivision Control	<i>Moved to new Article IX and Create New: <u>Article VI: Use Standards</u> Standards that have specific standards for how certain uses shall be developed</i>
Article VII: General and Special Provisions	<i>Moved to new Article IV or VI and Create New: <u>Article VII: Nonconformities</u></i>
Article VIII: Environmental Protection and Design Provisions	<i>Moved to new Article IV and Create New: <u>Article VIII: Administration and Enforcement</u> Specifies how the ordinance shall be administered including site plan process, special use review, public hearing requirements, ZBA authority, text amendments and rezoning of property</i>
Article IX: PUD Planned Unit Development District	<i>Create New: <u>Article IX: Land Development Standards and Alternatives</u> Combines the standards for divisions of unplatted land, subdivision control standards and PUD option</i>
Article X: Signs	<i>Moved to new Article V</i>
Article XI: Off-Street Parking and Loading	<i>Moved to new Article V</i>
Article XII: Non-conforming Uses, Structures and Lots	<i>Moved to new Article VII</i>
Article XIII: Zoning Board of Appeals	<i>Moved to new Article VIII</i>
Article XIV: Rezoning and Zoning Ordinance Text Amendments	<i>Moved to new Article VIII</i>