

**VILLAGE OF STOCKBRIDGE
PLANNING COMMISSION**

February 05, 2026

6:30 P.M.

MEETING AGENDA

118 N. Center Street ~ 517 - 851 - 7435

Call P.C. Meeting Call to order.

ROLL CALL:

APPROVAL OF AGENDA:

- Approval of February 05,2026 Agenda.

APPROVAL OF MINUTES

- Approval of January 08,2026 Minutes

PUBLIC COMMENT: (Limited to agenda items)

(Public comment limited to 3 minutes)

NEW BUSINESS:

Need to appoint a new P.C. Chair effective after this meeting

- Motion by _____ with support from _____ to appoint _____ as SDDA Chair effective after this meeting.
Discussion:
Roll call vote:
Results:

Appointment of new P.C. officers: P.C. Vice Chair, P.C. Secretary and P.C. Treasurer.

- Vice Chair: Motion by _____ with support from _____ to appoint _____ as vice chair.
Discussion:
Voice vote: All in favor signify by saying yay those opposed signify by saying nay
Results
- Secretary: Motion by _____ with support from _____ to appoint _____ as Secretary.
Discussion:
Voice vote: All in favor signify by saying yay those opposed signify by saying nay.
Results:
- Treasurer : Motion by _____ with support from _____ as Treasurer.
Discussion:
Voice vote: All in favor signify by saying yay those opposed signify by saying nay.
Results:

PARKS AND RECREATION PLAN

- Mario from McKenna: Kickoff presentation for updating existing parks and recreation plan.

UNFINISHED BUSINESS

- Announcement Only : The ZBA board approved the variance request of 487 E. Elizabeth St.
- Applicant has rescinded his application for rezoning 487 East Elizabeth from R-1 to R-3 and keep it R-1. Applicant is reserving his right to reapply for rezoning in the future. Applicant has submitted a **Special Land Use Application** for a Bed and Breakfast at 487 East Elizabeth.
- No decision is now required on applicants request to rezone 487 E. Elizabeth St. from R-1 to R-3 after the conclusion of Public hearing on January 08,2026
- Planning Commissioners will pick up where they left off on updating Zoning ordinance that being: **a. Analysis of Zoning Table 6-71 (Lot Area and Dimensions)** Reference minutes from December 04,2025 at the next scheduled meeting on March 05,2026

PUBLIC COMMENT: (Open to anything)

P.C. COMMENTS CONCERNS OR SUGGESTIONS

CHAIR RESIGNATION

- Daryl says his goodbye and wishes everyone a happy life.

ADJOURNMENT

NEXT MEETING

- Next regular meeting date is March 05,2026.

ATTACHMENTS

1. February 05,2026 Agenda	
2. January 08,2026 Unapproved Meeting Minutes	5.
3. Copy of Email from Brian	7
4.	8

PLANNING COMMISSION
118 N. Center Street
Stockbridge, Mi. 49285
517 - 851 - 7435
January 08, 2026
Unapproved Meeting Minutes

CALL TO ORDER

- Chair Daryl Anderson called the meeting to order at 7:25 PM.

ROLL CALL

- Directors/Commissioners present: Jennifer (Planning Commissioner), Jill Ogden (Village President), James Johnson (Planning Commissioner), Laura Loomis Vice Chair (Planning Commissioner), Daryl Anderson (Chair).
- Also, Present: Attorney John Gormley (Planning Commission Attorney),
- All present.

APPROVAL OF AGENDA

- Motion to approve the agenda: Jennifer.
- Second: James Johnson.
- Voice vote: Ayes — unanimous; Nays — none. Motion carried.

APPROVAL OF MINUTES

- Motion to approve the minutes dated: December 4, 2025 (amended for name corrections).
- Second: Laura.
- Voice vote: All in favor — Aye; none opposed.

PUBLIC COMMENT

- Was opened no one spoke.
- Public Comment was closed.

**PUBLIC HEARING WAS OPENED ON APPLICANTS REQUEST TO REZONE
487 E. ELIZABETH ST. FROM (R-1) SINGLE FAMILY RESIDENTIAL
DISTRICT MULTI-FAMILY (R-3)**

- At the hearing the Zoning Administrator and the Applicant testified before the Planning Commissioners and the public (10 people spoke several times) were given extensive opportunity for public comment

PUBLIC HEARING WAS CLOSED

- The applicant requested that any decision on his rezoning request from R-1 to R-3 be tabled until the next planning commission meeting on February 05,2026 .

NEW BUSINESS

- Topics:
 - Rezoning application discussion (R-3/multifamily vs. R-1/R-2 permitted uses, conditional rezoning option, unit limits, transition between single-family and multifamily).
 - Zoning ordinance amendments.
- Motions:
 - Motion: To table the decision on applicants rezoning application until the next Planning Commission meeting.
 - Made by: Jennifer.
 - Second: James.
 - Brief description: Table to allow applicant to return with drawings and consider conditional rezoning limiting the number of units; no need to redo the public hearing.
 - Voice vote: Ayes voiced; motion carried; application tabled.
 - Motion: To table the decision on applicants zoning ordinance amendments until the March meeting.
 - Made by: Jennifer.
 - Second: Laura.
 - Brief discussion: Delay review due to anticipated heavy attendance next month.
 - Voice vote: All in favor — Aye; none opposed.

PLANNING COMMISSION ATTORNEY DIRECTION TO P.C. BOARD

- Attorney stated P.C. will have to rule on rezoning application at the next meeting and have to justify their decision in accordance with Sec. 6-330. - Criteria for amendment of the official zoning district map (rezoning).

P.C. 2026 meeting schedule dates

- Motion made by Jenifer to adopt the proposed P.C. 2026 meeting schedule, Second by James.

- Brief discussion: Approval of listed meeting dates with discussion to adjust scheduled date for P.c. July date on proposed schedule from July 2,2026 to July 09,2026 the following Thursday due to holiday.
- Voice vote: All in favor , Aye; none opposed.

UNFINISHED BUSINESS

Chair stated the P.C. will resume updated Zonning ordinance where we left off.

PUBLIC COMMENT: Open to anything

- Chair asked visitors if anyone has anything else they would like to contribute.
- Several visitors again voiced their objection to rezoning the 487 E. Elizabeth property.

P.C. COMMENTS CONCERNS OR SUGGESTIONS

- Village president commented on AI minutes.
- No other comments from P.C. Commissioners

NEXT MEETING

- Next regular meeting date is February 05,2026

MOTION TO ADJOURN

- Motion: To adjourn by Jennifer
- Second: James
- No discussion
- Voice vote: All in favor — Aye; no Nays
- Motion carried. Time of adjournment: 8:40 PM.

Minutes prepared by
PC Chair
Daryl Anderson

January 29, 2026 email from Brian Wants to turn building into a bed and breakfast

Brian Adiska

1:27 PM (5 hours ago)

to me

Daryl,

I would like to resend my zoning application of 487 East Elizabeth to become R3 and keep it R1. I would like to reserve my right to reapply for this in the future. I would like to apply for a special use permit for 487 East Elizabeth to become a Bed and Breakfast.

--

Thank you,

Brian Adiska



Village of Stockbridge: 2026 Parks and Recreation Master Plan Kick-Off Meeting Agenda

February 5, 2026

1. INTRODUCTIONS

- Introductions
- Role of Consultant, City Administration, This Group

2. OVERVIEW OF SCOPE

A. Parks and Recreation Planning in Michigan

- Governed by ten (10) Michigan statutes, guides published by Michigan Department of Natural Resources (MDNR)
- For LWCF, MNRTF and RP grants eligibility must have plans that are up-to-date – and have approved by MDNR – every five years
- Detailed process and plan contents prescribed by guides

B. Contents of Plan (as required by MDNR)

- Introduction
- Community description (*location, history, physical characteristics, etc.*)
- Inventory of parks (*includes ADA*)
- Administrative overview (*responsibility, funding*)
- Description of public engagement
- Action Plan (*future projects and budgets*)
- Appendix with all supporting materials

3. PROPOSED SCHEDULE

DATE	TASK / MEETING
1. February 5, 2026	Project Initiation / Kick-Off Meeting
2. Week of February 16, 2026	Launch online survey – 30 days
3. March 5, 2026	Meeting to discuss Community, Administration, Parks and Recreation Assessment
4. Week of March 16, 2026	Close online survey – Analyze responses



DATE	TASK / MEETING
5. April 2, 2026	Meeting to discuss survey results and Goals & Objectives
6. Week of April 13, 2026	Public hearing notice published for 30 day comment period
7. April 16, 2026	Special PC Meeting to discuss Draft Action Plan
8. May 1, 2026	Plan Available for 30 Day Public Comment Period
9. June 1, 2026	Public Comment Period Ends
10. June 3, 2026	Public Hearing Notice Published 15 days prior to Council Meeting
11. June 18, 2026	Village Council Public Hearing and Adoption of Plan by Resolution

4. PAST PLANNING EFFORTS

- A. Opinion and Successes from the Stockbridge Walkable Community Plan 2010**
- B. Opinion and Successes from the Stockbridge Recreation Plan 2012-2016**
- C. Opinion and Successes from the Stockbridge Area Park and Recreation Plan 2018**

5. WHAT DOES SUCCESS LOOK LIKE?

- A. Discussion of Strategic Issues**
- B. Goals & Action Plan Discussion**
 - Review goals from previous plan
 - Projects
 - Guiding principles for trail stakeholders/community coordination

6. WRAP-UP/NEXT STEPS



Project Schedule



SCHEDULE

The following is a proposed five-month schedule allowing for planning activities, public engagement and the statutorily required analysis and adoption. We project the completion of the Parks and Recreation Master Plan by June 2026 if authorization by the Village to proceed is received in February 2026. We are prepared to commence immediately upon authorization.

TASKS	Month				
	February	March	April	May	June
1. Project Initiation	X				
2. Community, Administration, Parks and Recreation Assessment		X			
3. Public Engagement					
4. Synthesize and Finalize Goals			X		
5. Draft Action Plan				X	
6. Public Review and Adoption					
Public Hearing & Council Adoption					X
<i>MEETINGS (shown with an "X" for one meeting)</i>					



Village of Stockbridge: 2026 Parks and Recreation Master Plan Goals, Objectives and Action Plan Review

The Stockbridge Area Park and Recreation Plan 2018 outlined goals and objectives that the Village and Township would have used as the basis for developing future projects. Do the below goals and objectives still reflect the appropriate needs and desires, based on current and projected future population?

STOCKBRIDGE AREA PARK AND RECREATION PLAN - GOALS AND OBJECTIVES

Goals and Objectives

Goals and objectives for the Park and Recreation Plan were developed from several different sources, including the 2012 Park and Recreation Plan, current Village Master Plan, Lakelands State Park Master Plan and the Beckwith Preserve Plan. In addition, during the public input meeting on November 8, 2017, a discussion of goals and objectives developed the following.

- *Recreation opportunities for all ages*
- *Become a desirable destination for families*
- *Provide opportunities for community interaction*
- *Provide year-round/winter recreational opportunities*
- *Attract businesses to support recreation activities and the community*
- *Build facilities that encourage use*

Goal 1- Provide recreation programs and facilities to meet the present and future needs of all Village and Township residents.

Objectives:

- Facilities and programs for all age groups as well as those with disabilities.*
- Both passive and active facilities.*
- Year-round recreation opportunities.*
- Linear and site-specific facilities.*
- Facilities and programs that encourage use on a regular basis.*

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Goal 2 - Preserve and protect the park, recreation and open space qualities of the Village and Township in a sustainable manner.

Objectives:

- a. *Minimize the impact of future development on the natural features of the Village and Township.*
- b. *Plan and design future recreational facilities in a sustainable manner.*
- c. *Respect existing recreational facilities by not overdeveloping them.*
- d. *Encourage new development to provide park and open space opportunities and to connect to the current pathway/trails/sidewalk systems.*
- e. *Develop a long-term parkland acquisition plan.*

Goal 3 - Promote the continuing coordination and cooperation of all public and private organizations, as well as citizen groups in the provision of recreational facilities and programs within the Village and Township.

Objectives:

- a. *Enhance the communication between and coordination of recreation facilities and programs among all providers within the Village and Township.*
- b. *Expand public/private partnerships.*
- c. *Create a single "go to" source of communicating all facilities and programs to the general public.*
- d. *Work with various citizen groups to enhance recreational facilities and programs.*
- e. *Collaborate on the planning, design, construction and funding of new facilities and programs.*

Goal 4 - Enhance the quality of life and have a positive impact on the economic viability of the Village and Township.

Objectives:

- a. *Develop programs that educate users about the health benefits of recreational activities.*
- b. *Become a regional destination for families to move to.*
- c. *Provide more opportunities for community interaction.*
- d. *Attract businesses to support recreation activities and the community.*
- e. *Expand the number of festivals and community events.*



STOCKBRIDGE AREA PARK AND RECREATION PLAN - ACTION PLAN SUMMARY

The following preliminary probable cost estimates are general in nature and are for planning/budgeting purposes only. They have been presented as a broad range due to the impact that specific design decisions and size of each facility is unknown at this time, as well as funding source.

Table J-1: Preliminary Probable Cost Estimates	
Item Estimated Cost	Item Estimated Cost
Restroom Building \$50,000 to 300,000	Restroom Building \$50,000 to 300,000
Ballfield \$75,000 to 150,000	Ballfield \$75,000 to 150,000
Soccer field (grass area and two regulation nets) \$30,000 to 60,000	Soccer field (grass area and two regulation nets) \$30,000 to 60,000
Multi-purpose court \$30,000 to 60,000	Multi-purpose court \$30,000 to 60,000
Bicycle Racks (2) \$1,500 to 3,000	Bicycle Racks (2) \$1,500 to 3,000
Splash Pad \$200,000 to 1,500,000	Splash Pad \$200,000 to 1,500,000
Amphitheater \$150,000 to 500,000	Amphitheater \$150,000 to 500,000
Hiking trail - non paved/mowed pathway (per mile) \$10,000 to 25,000	Hiking trail - non paved/mowed pathway (per mile) \$10,000 to 25,000
Hiking trail - paved (per mile) \$800,000 to 1,000,000	Hiking trail - paved (per mile) \$800,000 to 1,000,000
Dog Park setup \$25,000 to 50,000	Dog Park setup \$25,000 to 50,000
Modest size outdoor rock wall \$60,000 to 100,000	Modest size outdoor rock wall \$60,000 to 100,000

Example assumptions for these cost estimates are:

A \$50,000 playground will provide a small composite structure (ages 2-5), two platforms, stairs, one small slide, 2 climbing amenities, and one play panel. It would also include "two stand alone" features such as a balance beam and spring toy. It also includes signage, edging and play surfacing. Other ancillary items would be extra, such as ADA access depending upon the distance away from the play structure and drainage depending upon site factors. A climbing wall is based upon a 30 ft high wall. Ball fields assume a skinned infield. Splash pad assumes a water source and sanitary sewer within 50 ft and includes a recirculation system which is more costly initially but saves water and sewer charges over time. Paved trail includes grubbing, excavation and 6-8" base with 2' shoulders but additional costs could include cuts/fills, bridges, unusual intersections, etc. Picnic shelters come in all sizes, shapes and materials, thus the wide range of costs. Dog parks can vary based upon water supply, structures, access, parking, etc. Actual conditions and type of design will vary by project and thus impact costs.



Sources of funding, state/federal grant vs. local funding will have a significant effect on costs. Soft costs such as design and engineering fees, general site costs related to such things as grading, utilities and amount of seeding/landscaping and other site amenities for specific projects will require detailed plans and specifications in order to have more project specific cost estimates. Use of volunteer labor and donation of materials would also save considerable cost.