



2022
Planning Commission
Annual Report

207 S. Brownson Ave.

P.O. Box 208

Kingsley, MI 49649

December 14th, 2022

Prepared by

Deb Nickerson, Secretary

Kingsley Planning Commission

Introduction

The Village of Kingsley’s Planning Commission is made up of seven members, appointed by the Kingsley Village Council. All the Commissioners must reside in the Village of Kingsley limits. One member of the Village Council must serve on the Commission. They meet regularly at 6:00pm on the 4th Wednesday of each month, with exception of meeting the 3rd Wednesday of November, and no scheduled meetings in December.

A typical meeting consists of review of the previous meeting minutes, a call for public comment, reports from staff or others, old and new business, other business, an FYI section for updates such as training opportunities, and a Council and Village Managers reports.

Topics covered by the Kingsley Planning Commission in 2021 included: MEDC RRC, zoning ordinance amendments, future zoning ordinance amendments, site plan reviews, special use permits, rezoning parcels, and updating the Master Plan.

A summary of the 2022 approved permits is included at the end of this report.

Kingsley Planning Commission:

Membership as of December 2022:

Name:	Title:	Term Expires:
Heather Smith	Chair	December 2024
Chris Bott	Vice Chair	December 2026
Deb Nickerson	Secretary	December 2026
Eric Weger	Council Rep	December 2026
Dawn Willman		December 2024
Tara Jeffreys		December 2024
Christina Forro		December 2026
Resigned:		
Kelly Carter		
Mary Lajko		

Attendance:

Meeting Date	Jeffreys	Lajko	Nickerson	Carter	Smith	Weger	Bott	Forro	Willman
1/26/2022		X	X	Ab	X	X	X		Ab
2/23/2022		X	X	Ab	X	X	X		X
3/23/22		X	X	Resign	X	X	X		X
4/27/22 (No meeting)		-	-		-	-	-		-
5/25/22		X	X		X	Ab	Ab		X
6/22/22	X	X	X		X	X	X		X
7/27/22 (No meeting)		-	-		-	-	-		-
8/24/22	X	X	X		X	X	X		X
9/28/22	X	X	X		X	X	X		X
10/26/22	X	X	X		Ab	X	X		X
11/16/22	X	Resign	X		Ab	X	X	X	Ab
No meeting	-		-		-	-	-	-	-

**Village of Kingsley
Planning Commission
Regular Meeting Schedule**

Fourth Wednesday of each month @ 6:00 p.m.

Note: November meeting will be held on the 3rd Wednesday and there will be no meeting in December.

2022

January 26, 2022

February 23, 2022

March 23, 2022

April 27, 2022 (No meeting)

May 25, 2022

June 22, 2022

July 27, 2022 (No meeting)

August 24, 2022

September 28, 2022

October 26, 2022

November 16, 2022

December (NO MEETING)

Public Hearings and Special meetings are scheduled as needed.
All meetings begin at 6:00 p.m. unless posted otherwise and held at:

Village of Kingsley
207 S. Brownson Ave.
Kingsley, MI 49649
(231) 263-7778 for information

All meetings are posted on the bulletin board in the lobby entrance of the Village Office.
All meetings are open to the public.

This notice is posted in compliance with Public Act 267 as amended, (Open Meetings Act), MCLA 41.27 (2) (3), and Americans with Disabilities Act (ADA).

The Village of Kingsley will provide reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities of the meeting upon five (5) day notice to the Village Office by calling (231) 263-7778
The Village of Kingsley is an Equal Opportunity Provider and Employer

Planning Commission Business Summary:

1/26/2022

Food Truck Public Hearing
Designation of Residential District R-3
Sign Ordinance Review
Dwelling Type Definitions

2-23-2022

Election of Officers
Planning Commission Meeting Schedule
Dwelling Type Definitions Public Hearing
R-3 Residential District Designation Public Hearing

3/23/2022

Short Term Rental Discussion
Master Plan Review
Kelly Carter Resignation

4-27-2022

Meeting Cancelled due to lack of quorum.

5/25/2022

Notice of Intent to Plan
Set Public Hearing for “Stick Built” designation in VR section
Short Term Rental Discussion
Capital Improvement Plan Discussion
Tara Jeffrey’s application recommended to Village Council for approval

6-22-2022

Public Hearing on Proposed Text Amendment to Village Residential Section 152.091 (A) Single Family Dwelling
Short Term Rental Discussion
Capital Improvement Plan Discussion

7-27-22

Meeting Cancelled due to a lack of quorum

8-24-2022

Short Term Rental Discussion
Capital Improvement Plan Discussion

9-22-2021

Short Term Rental Discussion
Capital Improvement Plan Discussion

10-26-2022

PUD Density
Short Term Rental Discussion
Capital Improvement Plan Discussion
Christina Forro application recommended to Village Council for approval

11-16-2022

Public Hearing on PUD Density
Short Term Rental Discussion
Capital Improvement Plan Discussion
Networks Northwest presented their Master Plan Services

12-2022 (NO MEETING)

Christmas Break

Permits Approved by Kingsley Village Zoning Administrator:

2022

1-22	Eastwood Custom Homes	704 Eden St.	Single Family Home
2-22	DTE	514 S. Brownson	Cut & Cap Gas Line
3-22	MoJo's Coffee	6951 Cougar Trail	Food Truck #1
4-22	Crain Contracting, LLC	425 Kingsley Ridge Dr.	Single Family Home
5-22	Pittman, Collin	210 Spring St.	Fence Permit
6-22	Defrance, Jeremy & Brooke	508 Spring St.	Driveway Permit
6-22-A	Stoney Acre Barns	2790 Lynx Ln.	9 Storage Units
7-22	Genereaux, Jenna	410 Blair St.	Fence Permit
8-22	Cozart, Todd/TC Taco	9460 E. M-42 Manton	Food Truck #2 (205 W. Main)
9-22	Hughes-Johnson, Dakota	313 Elm St.	Driveway Permit
10-22	Collins, Elizabeth	535 Mack Ave.	Fence Permit
11-22	Raupp, Nick & Ashley	255 Eden St.	Fence Permit
12-22	Cross, Scotte & Carole	393 Eden St.	Accessory Building
13-22	Pearson, Ed	363 Eden St.	Driveway Permit
14-22	Jacot, Kathy	Brownson Park	Food Truck Permit (2 times)
15-22	Gulliver, Duane	416 N. Brownson	Driveway Permit
16-22	Workshop Brewing	121 S. Brownson Ave.	Sign Permit
17-22	Walter, Ashlea	Brownson Park	Food Truck
18-22	Faught, Mike	101 S. Robb Trail, Lake City	Food Truck #3 (205 W. Main)
19-22	Michigan Tool Technology	2777 Lynx Ln.	Sign Permit
20-22	Faught, Mike	101 S. Robb Trail, Lake City	Food Truck #4 (205 W. Main)
21-22	Charbonneau, Jeremy	480 Whipple St.	Accessory Building
22-22	Mitchell & Associates	Lynx Lane	Storage Buildings (2X)
23-22	Armstrong, Deb	408 S. Whipple	Fence Permit