

**Planning Commission**

**Public Hearing Minutes**

207 S. Brownson Ave

Kingsley, MI 49649

**May 17th, 2023**

Meeting Called to Order by Chair Smith at 6:03 pm

Pledge of Allegiance

**Roll Call:**  Bott X , Forro X , Jeffreys X , Nickerson X , Smith X , Weger Ab

Willman X .

Also Attending: Manager Aldrich X , ZA Williams X .

Public in Attendance: Michael Tucker-Kingsley Lumber Co.

1. **Motion to approve April 26th, 2023 minutes.**

**Motion by Chris Bott, supported by Tara Jeffreys, to approve the April 26th, 2023 minutes as presented. CARRIED.**

1. Additions or Deletions to May 17th, 2023 Public Hearing Agenda. None noted.
2. **Motion to approve the May 17th, 2023 Public Hearing Agenda**

**Motion by Dawn Willman, supported by Christina Forro, to approve the May 17th, 2023 Public Hearing Agenda as presented. CARRIED.**

1. Conflict of Interest. None noted
2. Public Comment – General.

Michael Tucker of Kingsley Lumber Co advised the Commission of plans to renovate 514 S. Brownson Ave (locally know as the “Old Hotel” or “Hotel DeFrance”). He gave a history of the building dating back to when it was built in 1873 by James McCulley. At this time, Mr. Tucker and his business partner, are asking what we would like to see done with the property. He stated that some possibilities might be a bed and breakfast, small apartment units, an events venue, etc. He will come back to the Planning Commission when they have finished their research into what kind of use would fit the building.

1. Public Comment – Agenda items No comments
2. Presentations: Government for Tomorrow – Liam Dreyer. Absent

**FYI:** Handout: To Table or Postpone

**New Business:**

1. **Public Hearing to re-approve Ordinance Amendment #23-02**
2. **Motion by Chris Bott, supported by Tara Jeffreys, to close the regular meeting.**
3. **Motion by Dawn Willman, supported by Christina Forro, to open the Public Hearing**

**Amend §152.115 Commercial C-1. To amend Purpose Section to include Downtown Core**

1. Discussion by Planning Commission-No discussion
2. Public Comment-None
3. **Motion by Dawn Willman, supported by Chris Bott, to close the Public Hearing meeting.**
4. **Motion by Tara Jeffreys, supported by Christina Forro, to open the regular meeting.**

**Motion to approve or deny.**

**Motion by Chris Bott, supported by Tara Jeffreys, approved to recommend the Kingsley Village Council re-approval the Ordinance Amendment #23-02. CARRIED.**

**Roll Call Vote:**

**Yes: Bott, Forro, Jeffreys, Nickerson, Willman, Smith**

**No:**

**Abstain:**

**Absent:**

1. **Public Hearing to re-approve Ordinance Amendment #23-03**
2. **Motion by Dawn Willman, supported by Chris Bott, to close the regular meeting.**
3. **Motion by Christina Forro, supported by Tara Jeffreys, to open the Public Hearing**

**Amend §152.005 Definitions. To clarify definitions of dwelling type**

1. Discussion by Planning Commission-no discussion
2. Public Comment-none
3. **Motion by Deb Nickerson, supported by Dawn Willman, to close the Public Hearing meeting.**
4. **Motion by Dawn Willman, supported by Tara Jeffreys, to open the regular meeting.**

**Motion to approve or deny.**

**Motion by Chris Bott, supported by Christina Forro, approved to recommend the Kingsley Village Council re-approval the Ordinance Amendment #23-03. CARRIED.**

**Roll Call Vote:**

**Yes: Bott, Forro, Jeffreys, Nickerson, Willman, Smith**

**No:**

**Abstain:**

**Absent:**

1. **Public Hearing to re-approve Ordinance Amendment #23-04**
2. **Motion by Dawn Willman, supported by Deb Nickerson, to close the regular meeting.**
3. **Motion by Chris Bott, supported by Tara Jeffreys, to open the Public Hearing**

**Amend §93.13 Amend regulations for garage sales.**

1. Discussion by Planning Commission-no discussion
2. Public Comment
3. **Motion by Christina Forro, supported by Tara Jeffreys, to close the Public Hearing meeting.**
4. **Motion by Chris Bott, supported by Deb Nickerson, to open the regular meeting.**

**Motion to approve or deny.**

**Motion by Tara Jeffreys, supported by Christina Forro, approved to recommend the Kingsley Village Council re-approval the Ordinance Amendment #23-04. CARRIED.**

**Roll Call Vote:**

**Yes: Bott, Forro, Jeffreys, Nickerson, Willman, Smith**

**No:**

**Abstain:**

**Absent:**

1. **Public Hearing to re-approve Ordinance Amendment #23-05**
2. **Motion by Dawn Willman, supported by Chris Bott, to close the regular meeting.**
3. **Motion by Christina Forro, supported by Tara Jeffreys, to open the Public Hearing**
4. **Amend §152.171 to add a definition of Gross Density.**
5. Discussion by Planning Commission- No discussion
6. Public Comment-None
7. **Motion by Christina Forro, supported by Dawn Willman, to close the Public Hearing meeting.**
8. **Motion by Dawn Willman, supported by Tara Jeffreys, to open the regular meeting.**

**Motion to approve or deny.**

**Motion by Chris Bott, supported by Christina Forro, approved to recommend the Kingsley Village Council re-approval the Ordinance Amendment #23-05. CARRIED.**

**Roll Call Vote:**

**Yes: Bott, Forro, Jeffreys, Nickerson, Willman, Smith**

**No:**

**Abstain:**

**Absent:**

1. **Public Hearing to re-approve Ordinance Amendment #23-06**
2. **Motion by Chris Bott, supported by Tara Jeffreys, to close the regular meeting.**
3. **Motion by Deb Nickerson, supported by Christina, to open the Public Hearing**

**Amend §92.06 to make reference to impervious surfaces as defined in §152.005.**

1. Discussion by Planning Commission- no discussion
2. Public Comment-None
3. **Motion by Dawn Willman, supported by Christina Forro, to close the Public Hearing meeting.**
4. **Motion by Tara Jeffreys, supported by Deb Nickerson, to open the regular meeting.**

**Motion to approve or deny.**

**Motion by Tara Jeffreys, supported by Dawn Willman, approved to recommend the Kingsley Village Council re-approval the Ordinance Amendment #23-06. CARRIED.**

**Roll Call Vote:**

**Yes:. Bott, Forro, Jeffreys, Nickerson, Willman, Smith**

**No:**

**Abstain:**

**Absent:**

**6. Public Hearing to re-approve Ordinance Amendment #23-07**

1. **Motion by Christina Forro, supported by Dawn Willman, to close the regular meeting.**
2. **Motion by Tara Jeffreys, supported by Chris Bott, to open the Public Hearing**

**Amend §93.11 to add reference to hours of outdoor live music in Noise Regulations**

1. Discussion by Planning Commission- no discussion
2. Public Comment-none
3. **Motion by Dawn Willman, supported by Deb Nickerson, to close the Public Hearing meeting.**
4. **Motion by Tara Jeffreys, supported by Christina Forro, to open the regular meeting.**

**Motion to approve or deny.**

**Motion by Chris Bott, supported by Tara Jeffreys, approved to recommend the Kingsley Village Council re-approval the Ordinance Amendment #23-07. CARRIED.**

**Roll Call Vote:**

**Yes: Bott, Forro, Jeffreys, Nickerson, Willman, Smith**

**No:**

**Abstain:**

**Absent:**

**Old Business:**

1. Master Plan – Village Manager Kaitlyn Aldrich gave a report on some funding that could be available to the Village for a Master Plan update
2. Capital Improvement Plan

**Committee Reports:**

1. Village Manager – Kaitlyn Aldrich – report given

2. Village Council – Eric Weger (absent) Chris Bott gave the report

3. Village Zoning Administrator – Roger Williams

a. . April 2023 Zoning Reports

4. RRC Ad Hoc Committee Update – Chris Bott

**Adjournment: Motion by Chris Bott, supported by Christina Forro to adjourn meeting at 7:22pm. CARRIED.**