PLANNING COMMISSION
REGULAR MEETING

March 09, 2026 **4884 W. Curtis St.**

MEMBERS PRESENT:	**MEMBERS ABSENT:**
Arthur Brood	Judy Wright
Nate Beery	John Kane
Barb Hampton	Carolyn Hall

Also present: Katie Murray, Doug Besteman, Kathy Noel, Kathy Thomas

Arthur Brood called the meeting to order at 6:30 PM.

CHAIRMAN'S COMMENTS:

Without a quorum, no official business can be conducted. Therefore this meeting will be for discussion only.

NEW BUSINESS:

Master Plan: The 2008 Master Plan was done by EUP Engineers and was in excess of what was required. The 2016 was only minor edits as redoing such a large document would be too expensive. A proper update will need to involve regional planning, but they are currently occupied.

OLD BUSINESS:

EDC Zoning: An issue has arisen with zoning on a parcel owned by the EDC. The MTA has indicated that this should be managed in the Master Plan. Further discussion will need to go through an attorney, but the township's primary attorney also represents the EDC, and the secondary attorney is currently out of town.

Kathy Thomas from the EDC came with an informational packet regarding the history of the parcel and the misunderstanding that arose. Because the zoning permit was approved in 2023, it was assumed that the entire parcel was correctly zoned. Only when requesting an updated zoning map was it discovered that the parcel was split.

Arthur agrees that there are many issues with the maps, and that it's unclear why a single parcel would be split into multiple zones.

Barb requests clarification on whether this was originally one or two parcels. It was originally two parcels, but one of those two parcels was split into two zones, which is the parcel under discussion.

In 2018 or 2019, it was decided that the former future land use map would be adopted as the current zoning map, which is where some of the confusion has arisen in terms of maps. At the

December 2023 meeting when a map was consulted members believed the entire parcel was zoned light industrial.

The attorney will need to be consulted regarding a rezoning application. This does not seem like spot zoning or even a variance, since it's only applying consistent zoning to the entire parcel. Furthermore, having residential located next to industrial is discouraged even in multiple parcels.

The Master Plan cannot be looked at until late 2026 and will require official board approval. A special meeting may be held so that rezoning can be handled as soon as possible. If so, the fee for a special meeting would be waived.

Meeting adjourned at 7:37 PM.

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Carolyn Hall, Secretary

Minutes typed by Katie Murray