

Reynolds Township Planning Commission

November 6, 2025 Meeting Minutes

7:00pm Call to Order 7:01pm Pledge

of Allegiance 7:02pm Roll Call

Members Present: Chuck Delaney, Thomas Phinney, Jerry Poprawski, Matt Westerbrink, Ron Baker, Logan Dubes, Robert Bergstrom

Members Absent: None

Also Present: Dave Kelsey, Dave Saucier, John Bitley, Andy Bitley, John Hershberger, Sabina VanOrman

7:03pm Review of Minutes from August 7, 2025, and motion to approve by Member Poprawski, Second by Member Westerbrink

AYES: 7

NAYES: 0

7:05pm Zoning Report by Dave Kelsey

7:08pm A request for information by Sabina VanOrman on leasing an outbuilding at 19025 West Almy Rd, for a Massage therapy business. As of now the township does not allow for a Home-Based Business. As this is not her residence and would be in an outbuilding, it would not be considered for a Home-Based Occupation for which we have an ordinance.

7:09pm John Hershberger presented the committee with plans he has for property he purchased on the SE corner of Federal and M46. These plans include Equipment auctions, rodeos, and a farmers' market. He stated he is looking for a permit if needed. Member Delaney stated that there is nothing in the ordinance regarding auctions. He will reach out to the board to see what Burley Park is operating under, as this would be similar. He also stated that the property in question is considered non-conforming use as Agriculture at this time and would become Highway Commercial if he planned to have a Farmers Market. We may need some input from the Township attorney as to where to include auctions in the zoning ordinance so he may move forward with his plans.

7:21pm Mr. Andy Bitley from Sable Homes brought the committee a draft development proposal on the property bought from Tri County Area Schools on the corner of Amy School rd. & Dewey. It includes both natural splits and plotted lots and includes a land swap with an adjoining landowner. He is asking for approval. Mr. Dave Kelsey will need time to go over the designs to ensure all requirements are met, the committee will only vote on a provisional approval.

Motion to approve provisional approval by Member Poprawski, second by Member Baker.

AYES:7 NAYES: 0

Continued

7:34pm Mr. Bitley from Sable Homes has requested to rezone the 40-acre parcel from "public" to an R-2 Designation as it is no longer owned by Tri County Area Schools. This is a follow up to Mr. John Bitley's presentation to the PC on 5/1/25. All Rezoning applications and payment have been submitted. A Date for public hearing on this matter is scheduled for 12/4/2025 at 7pm.

Motion to approve rezoning the parcel from "public" to "R-2" by Member Baker,
Second by Member Poprawski.

AYES: 7

Nayes: 0

7:45 Member Delaney discussed that phone calls to him regarding township matters from the public have been many and troublesome. To create a record for the PC and Board, these will no longer be accepted. Contact with him will be Via township email and will require requesters contact information, address and PPN of subject parcel, current and proposed use, and detailed questions. Member Delaney will provide our zoning administrator (Dave Kelsey) with a template for this purpose.

7:47pm Member Westerbrink shared with the commission feedback on his recent MTA training. Most of the talks were on Solar and Wind ordinances. Stating that if the townships ordinances do not align with the States policies on this, then they will be superseded by the state and most of the monies would revert back to the state.

7:51pm Proposed dates for Planning Commission Meetings in 2026 are as follows pending conflict review by the township clerk for building use.
2/5/26, 5/7/26, 8/6/26, and 11/5/26

7:53pm Public Comment

Dave Saucier gave us an update on the new township building. Seems to be coming right along.

7:57pm Motion to Adjourn by Member Baker, Seconded by Member Bergstrom

AYES: 7

Nayes: 0