

REYNOLDS TOWNSHIP PLANNING COMMISSION
DECEMBER 5, 2024
MEETING MINUTES

7:10pm Call to order
Pledge of Allegiance

7:11pm Roll Call

Members Present: Chuck DeLaney, Thomas Phinney, Matt Westerbrink, Jerry Poprawski, Ron Baker, Robert Bergstrom

Members Absent: Randy Sherburne
Also Present: Dave Kelsey, Dave Saucier

7:13pm Review of minutes from August 20, 2024 meeting
Motion to approve by J. Poprawski, Seconded by M. Westerbrink

AYES:6

NAYES:0

7:14pm New Business

1. Proposed dates for Planning Commission Meetings for the 2025 calendar year (Pending review with Township Clerk for conflicts)

February 6, 2025

May 1, 2025

August 7, 2025

November 6, 2025

Motion to Approve by T. Phinney, Seconded by R. Bergstrom

AYES: 6

NAYES: 0

2. Member DeLaney asked if any members would be interested in attending "Planning and Zoning Essentials" training on January 11 2025. Members T. Phinney and C. DeLaney both agreed to attend.

3. Members reviewed the difference(s) between "home based occupation" and "home based business" Members discussed the differences and agreed to look into surrounding townships ordinances to see what works and what does not work for our township and revisit at our next meeting.

4. Members reviewed the Nederveld Report for the proposed Woods & Waters development. The report highlights changes that would need to be made to the township R-3 ordinance to accommodate the project.

4. (continued)

Recommended changes to the Ordinance in line with surrounding communities of similar size are as follows.

- Change height of building requirements to 3 stories or 45' (whichever is less) from 2-½ stories or 35' (whichever is less)
- Change Number of units per acre allowance to 11 units from 4

Property would also need to be rezoned from R-1 to R-3. Developers would also like to rezone the front parcel on M-46 from R-1 to Highway Commercial. Members agreed that Rezoning the front parcel should wait until a plan is developed and presented for the front parcel along M-46. Member DeLaney stated that the Township board is requesting a review of the parcel located at the North east corner of M-46 on the Amy School rd to highway commercial. It was decided that without a request from the property owner or a specific development proposal requiring rezoning, it would not be appropriate to rezone at this time barring a directive from the Township board to rezone it. Such a directive would need to include the zoning district to be applied and what part of the parcel to rezone.

5. Member DeLaney is working on updating Zoning maps to reflect the current state of the township and will bring them for approval at a later date.

6. Member DeLaney will work on the verbiage on the zoning changes to be prepared for a special meeting to approve the changes.

OPEN PLANNING MEETING DISCUSSION

Members discussed the communications issues between the planning committee and the Township Board. Discussed different methods to ensure timely communications regarding township business.

8:23pm Motion to adjourn the meeting by Member R. Baker , Seconded by Member R. Bergstrom.

AYES:6

NAYES:0