

Village of Decatur  
Planning Commission Regular Meeting Minutes  
Thursday, August 25, 2022, at 1:00 P.M  
Village Hall, 114 N. Phelps Street  
Decatur, MI 49045

I. **Call to Order**

Rex called the meeting to order at 1:00 p.m.

II. **Pledge of Allegiance**

III. **Roll Call**

Trustee Mike Verran, Commission Member Janet Moelaart, Cindy Pachner, Pat Muscovalley (excused), Chairman Blaine Rex, Village Manager Tapper, Village Planner Rebecca Harvey.

Village Manager Tapper, noted Commission member Patricia Muscovalley did submit resignation letter. It should be noted Muscovalley did indicate her door would be open to returning.

IV. **Public Comment**

None

V. **Approval of Agenda**

Moelaart offered a motion with support from Verran to approve the agenda for August 25, 2022, as presented, motion passed 4-0.

VI. **Approval of Minutes**

Moelaart offered a motion with support from Verran to approve the meeting minutes from May 19, 2022, as presented, motion passed 4-0.

VII. **Public Hearing**

Verran offered a motion with support from Moelaart to close the regular session and enter into a public hearing to receive comments regarding the application from the Decatur-Hamilton Fire/QR Department for a request for rezoning of parcel 80-43-085-024-50 at 1:05, motion passed 4-0.

Village Planner, Rebecca Harvey provide the PC Members with a finding of facts report. Applicant seeks approval to have the subject property rezoned from R-1 District to the B-1 District. Discussion ensued regarding bullet points 1 – 7. Items for the PC to consider are; will the rezoning further the comprehensive planning goals of the Village, will the rezoning correct an inequitable situation created by the Zoning Ordinance, is the proposed rezoning consistent with the surround zoning/land use, is the proposed rezoning consistent with the trends in land development in the area.

Let the record show, no public comment was offered or received.

Verran offered a motion with support from Moelaart to postpone the public hearing until Thursday, September 22, 2022 regarding the application from the Decatur-Hamilton Fire/QR Department for a request for rezoning of parcel 80-43-085-024-50 at 1:18 and re-enter the regular, motion passed 4-0.

Village Manager Tapper offered continued discussion regarding the application for rezoning. After review of the Village Planner’s find of facts report, it was discussed to review the Village of Decatur, Sign Ordinance with regards to the R-1 and B-1 districts.

VIII. **Unfinished Business**

Village Manager Tapper, to discuss the Master Plan updates with both Decatur and Hamilton Township Supervisors.

IX. **New Business**

Village Manager Tapper reported the Village Council was asking the Planning Commission to review the Parking Ordinance along with Ordinance 184. Both Ordinances are in need of review. The reports were provided to the PC in the agenda packet.

X. **Planning Commission Comments**

Village Manager Tapper offered a discussion regarding amendments to the Zoning Ordinance specifically to address AFC (Adult Foster Care) homes and or HFA (Homes For the Aged). The Village currently has received an application for a planned development in the R-1 zoning district. The consensus of the PC was to allow staff to develop an outline of the proposed amendments and to move forward with scheduling the public hearing for the

text amendment for the Thursday, September 22, 2022, meeting. Staff provided to the PC the following timeline of events; September 2, 2022, public notice to the local paper for public distribution on the proposed text amendments, PC agenda & packets will be available to PC members September 19, 2022.

XI. **Adjournment**

Rex offered a motion with support from Moelaart to adjourn the meeting at 1:58 p.m., motion passed 4-0.

Minutes submitted by: Shantel Pentland, Administrative Assistant