

Village of Decatur
Planning Commission Regular Meeting Minutes
Thursday, November 18, 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 1:01 PM

II. **Pledge of Allegiance**

III. **Roll Call**

Trustee Cindy Pachner (arrival time 1:15 pm), Commission Member Janet Moelaart, Mike Verran, Chairman Blaine Rex, Village Manager Tapper, Village Clerk/Treasurer, Megan Duncan, Village Administrative Assistant, Shantel Pentland, and Village Planner Rebecca Harvey.

IV. **Public Comment**

No public comment given.

V. **Approval of Agenda**

Verran offered a motion with support from Moelaart to approve the agenda for November 17, 2022, as presented, motion passed 3-0.

VI. **Approval of Minutes**

Verran offered a motion with support from Moelaart to approve the meeting minutes from October 20, 2022, as presented, motion passed 3-0.

VII. **Public Hearing**

Verran offered a motion with support from Rex to close the regular session at 1:05 P.M and enter into a public hearing regarding Amendment to Article 4 – Special Use Permit, of the village Zoning Ordinance, to add land use standards for a ‘Child Care Facility’ (Family; Group; Center); and ‘Foster Care Facility’ (Small Group; Large Group). Village Planner Rebecca Harvey presented to Planning Commission that the current Zoning Ordinance is currently silent with the respect to ‘child day care homes’ and ‘foster care homes’, which are

required by the Michigan Zoning Enabling Act to be addressed. The Amendment to Article 2, definitions; 6 new definitions will be added:

- Child Care Facility
- Child Care Center
- Family Child Care Home
- Group Child Care Home
- Foster Care (Large Group) Facility
- Foster Care (Small Group) Facility

Amendment to Section 42-91 – Land Use and Base Zoning District Table to add the following:

- **‘Family Child Care Home’** as a Permitted Use in the R-1 and R-2 Districts
- **‘Group Child Care Home’** as a SLU in the R-1 and R-2 Districts
- **‘Child Care Center’** as a SLU in the R-2 District
- **‘Foster Care (Small Group) Facility’** as a Permitted Use in the R-1 and R-2 Districts
- **‘Foster Care (Large Group) Facility’** as a SLU in the R-2 District

Amendment to Article 4 – Special Use Permit to add the following special land use standards for ‘child care facilities’ and ‘foster care facilities’: Adds special standards to the special land uses for Child Care and Foster Care Facilities.

- Section 42-143 – Child Care Facilities
- Section 42-144 – Foster Care Facilities

Public comments:

- a. No public comment was given.

Rex offered a motion with support from Moelaart to close the public hearing at 1:24 pm and re-enter the regular, motion passed 4-0.

Verran offered a motion with support from Moelaart to approve the Amended Zoning Ordinance Article 2- Definitions, Amended Section 42-91, and Amended Article 4, motion carried 4-0.

VIII. Unfinished Business

Village Manager Tapper reported to the Planning Commission that they will be

reviewing the Parking Ordinance along with Ordinance 184, along with the Sign Ordinance in the upcoming months.

IX. **New Business**

Review proposal draft for Master Plan Updates.

- a. Village Planner Rebecca Harvey informed the Planning Commission that the next step is to prepare a proposal with Southwest Michigan Planning with a new Master Plan. Proposal for Decembers Planning Commission meeting.

X. **Planning Commission Comments**

- a. No PC comments given.

XI. **Adjournment**

Verran offered a motion with support from Moelaart to adjourn the meeting at 1:52 p.m., motion passed 4-0.

Minutes submitted by: Megan Duncan, Clerk & Treasurer