

VILLAGE OF
DECATUR
PLANNING
COMMISSION
REGULAR
MEETING AGENDA

Thursday
March 21, 2024



VILLAGE OF DECATUR – PLANNING COMMISSION
REGULAR MEETING
Thursday, March 21, 2024 – 1:00PM
Village Hall – 114 N. Phelps Street, Decatur, MI 49045

1:00 PM Planning Commission Meeting (Action to be taken by the Commission on the following agenda items)

Note: Please be courteous and turn cell phones off during the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL (Excuse Absences, if Any)

4. PUBLIC COMMENT

5. APPROVAL OF CONSENT AGENDA ITEMS

5A.1 – Approval of the Regular Meeting Agenda for March 21, 2024

5A.2 – Approval of the Minutes of the Regular Meeting of December 21, 2023

6. COMMUNICATIONS- PRESENTATIONS & GUESTS

6A.1 – Rebecca Harvey, Village Planner

6A.2 – Marcy Hamilton, Southwest Michigan Planning Commission

7. UNFINISHED BUSINESS

7A.1 – Master Plan- Presentation of Preliminary Draft Plan with discussion

8. NEW BUSINESS

9. PLANNING COMMISSION COMMENTS

10. ADJOURNMENT

PLEASE NOTE

AUDIENCE PARTICIPATION:

In addition to addressing the Planning Commission during public hearings and under “Public Comment,” members of the audience may address the Chairperson, please limit your comments to three minutes or less per item. Please step up to the podium and state your name and address.

The proposed process for items listed under agenda items above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
2. Verbal report provided by staff.
3. The Chairperson asks Commission members if they have any questions for staff to clarify the staff report.
4. Motion is made by a Commission member and seconded by another Commission member.
5. The chairperson calls on Commission members to discuss the motion if Commission members wish to discuss.
6. Chairperson calls for a vote on the item after discussion has occurred.

Village of Decatur
Planning Commission Regular Meeting Minutes
Thursday, December 21, 2023, at 1:00 PM
Village Hall, 114 N. Phelps Street
Decatur, MI 49045

1. **Call to Order**

Moelaart called the meeting to order at 1:01 PM

2. **Pledge of Allegiance**

3. **Roll Call/ Attendance**

Chairman Blaine Rex- 1:09 PM, Janet Moelaart, Cindy Pachner, Victoria Coe, Michele Gateley, Christopher Tapper (Village Manager), Shantel Pentland (Administrative Assistant), Megan Duncan (Clerk/Treasurer), Rebecca Harvey (Harvey Consultants)

4. **Public Comment**

None, Village President Ali Elwaer in attendance

5. **Approval of Agenda**

Gately offered a motion with support from Coe to approve the agenda for December 21, 2023, as presented, motion passed 4-0.

6. **Approval of Minutes**

Gately offered a motion with support from Pachner to approve the meeting minutes from September 21, 2023, motion passed 4-0.

7. **Unfinished Business**

7A.1 – Harvey and the board discussed the importance of making sure the updated Action Plan Table reflects the desires of our community. Harvey kept notes throughout the Land Use Map discussion to create an updated version of the Action Plan Table.

7A.2 – The board spent the bulk of this meeting discussing the Future Land Use Map. It was divided into 4 quadrants; changes were recommended in all quadrants. The board verbalized that they are in full support of the DDA’s boundary expansion, and will allow Marcy Hamilton to configure future land uses within that boundary.

8. **New Business**

None

9. **Planning Commission Comments**

Pachner- Wishes everyone a safe and happy holiday

Coe- Is enjoying being able to absorb all these educational pieces

Rex- Would like to see more being done with our parks system. Expressed concern over a home on N. Phelps St. regarding blight and occupancy.

Moelaart- Offered many thanks to Rebecca Harvey for her insight and educational tools

Gately- Commented on how families are smaller in size than they used to be, should the Village consider smaller homing options such as tiny houses as a solution to the housing crisis?

Tapper- Shared that an article regarding national housing problems was provided, reiterating that the housing shortage Decatur is facing is not specific to this Village- the crisis is nationwide. He reinforced that gaining knowledge and learning experiences should continue to be a priority for the Board Members to ensure proper function and growth of this Board for now and the future. A supplemental packet was provided, "Growing Michigan Together Council Report". Tapper also shared that the Budget Committee and Attorney Curcio are working towards a compensation agreement for the PC Board.

Elwaer- Stated that Tapper's drive and enthusiasm for seeing growth in our community is a huge asset, and thanks him for bringing Harvey to the Village. Much progress has been seen now that this board is engaged and meets monthly.

10. **Adjournment**

Rex offered a motion with support from Gately to adjourn the meeting at 2:33 PM, motion carried unanimously 5-0.

Minutes submitted by: Shantel Pentland, Administrative Assistant