

VILLAGE OF  
DECATUR  
PLANNING  
COMMISSION  
SPECIAL JOINT  
MEETING AGENDA

Thursday  
April 18, 2024



VILLAGE OF DECATUR – PLANNING COMMISSION  
SPECIAL JOINT MEETING  
Thursday, April 18, 2024 – 4:30 PM  
Village Hall – 114 N. Phelps Street, Decatur, MI 49045

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4:30 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 Special Joint Meeting Agenda for April 18, 2024

5A.2 – Approval of the Minutes of the Regular Meeting of March 21, 2024

**6. COMMUNICATIONS- PRESENTATIONS & GUESTS**

6A.1 – Marcy Hamilton, Southwest Michigan Planning Commission

**7. UNFINISHED BUSINESS**

7A.1 – Joint Master Plan Update review

7A.2 –

**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 it.
6. The chairperson calls for a vote on the item after discussion has occurred.

Village of Decatur  
Planning Commission Regular Meeting Minutes  
Thursday, March 21, 2024, 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 (excused), Janet Moelaart, Cindy Pachner (excused), Victoria Coe, Michele Gateley, Christopher Tapper (Village Manager), Shantel Pentland (Administrative Assistant), Rebecca Harvey (Harvey Consulting)

4. **Public Comment**

Introductions took place between the Board, Marcy Hamilton (Southwest Michigan Planning Commission), Rebecca Harvey (Harvey Consulting- Village Planner), and Joe Kline (SafeBuilt). Carl Druskovich, Hamilton Township Supervisor arrived at 1:20pm to share input on the Master Plan Update. Hamilton Township is very interested in working closely with the Village on future plans and projects, including jointly updating the Joint Parks & Recreation Plan. Per Druskovich, Hamilton Township is committed to providing financial support towards the Village Parks and Recreation Committee projects and goals. Kline inquired about how the future land use map is categorized, regarding mixed use to be allowed in CBD.

5. **Approval of Consent Agenda Items**

5A.1 – Coe offered a motion with support from Gately to approve the agenda for March 21, 2024, as presented, motion passed 3-0.

5A.2 – Coe offered a motion with support from Gately to approve the regular meeting minutes from December 21, 2023, motion passed 3-0.

6. **Communications- Presentations & Guests**

6A.1 – Rebecca Harvey, Harvey Consulting shared that she is working closely with Marcy Hamilton to ensure this update captures what the Village desires. Harvey and Hamilton will be creating edits to the document independently, then will combine changes to create the final draft copy to be reviewed by the PC.

6A.2 – Marcy Hamilton, SWMPC expressed that she would like each Board Member to review this document in depth to see where changes have been made to reflect prior input, and to highlight any areas where they would like to see adjustments.

7. **Unfinished Business**

7A.1 – Hamilton and Harvey discussed the preliminary draft of the update. There was an open discussion between the Planning Commission, Hamilton, Harvey, Kline, Tapper, Druskovich, and Pentland regarding the document. Much of the discussion focused on the Future Land Use Map and the Action Plan. The next regular Planning Commission meeting will be moved from 1pm to 4:30pm on April 18, 2024, and this meeting will serve as a joint meeting between the Village PC, Hamilton Township PC and Decatur Township PC. Tapper asked the board to have all input and suggestions to Harvey before the April 18, 2024 meeting.

8. **New Business**

None

9. **Planning Commission Comments**

Tapper, Coe, Gately, and Moelaart discussed Air B&B rentals. The board unanimously agreed that should be addressed in the Master Plan Update.

10. **Adjournment**

Coe offered a motion with support from Gately to adjourn the meeting at 2:32pm, motion carried unanimously 3-0.

Minutes submitted by: Shantel Pentland, Administrative Assistant