

**CITY OF REED CITY  
PLANNING COMMISSION  
November 3, 2025**

Planning Commissioner Dawn Montague called the meeting to order at 5:30 P.M. City Hall 227 E Lincoln, Reed City, MI.

**Present:** Dawn Montague, Roger Meinert, Karen McKinney, Timothy Locker, Trevor Guiles, Linda Obermier, Alison Langworthy, Sarah Spruit and Rich Saladin. Molly Sherwood of Fleis & VandenBrink was also in attendance. The meeting opened with roll call and the pledge to the flag.

**Agenda:** Motion by Guiles, seconded by Locker, **CARRIED**, to approve the agenda. Affirmed by voice vote.

**Minutes:** Motion by Locker, seconded by McKinney, **CARRIED**, to approve the AMENDED minutes of September 2, 2025, regular meeting as presented. Affirmed by voice vote.

Motion by Guiles, seconded by Locker, **CARRIED**, to approve the minutes of October 6, 2025, regular meeting as presented. Affirmed by voice vote.

**Old Business:** Discussion on draft Master Plan provided by Molly Sherwood, Fleis & VandenBrink. Members reviewed the draft and provided edits throughout the plan including correcting descriptions, adding language enhancements and fixing grammatical errors. Molly took notes and will incorporate into a final master plan to present at next meeting. Comments included having specific language in the master plan to protect the integrity of Section 12 Zoning Code and descriptions. Section 12 Zoning Codes need and should be reviewed to align with new master plan and goals. Per Molly, it's not mandatory to make those changes now but should be a work in process to ensure current code supports objectives of Master Plan. Code can be included as a reference but they should be a living document that can change outside the Master Plan.

**New Business:** Zoning Map Review. The current zoning map from 2014 was presented for review. There was discussion regarding current residential and commercial zones. Specific question from Locker about designating a zoning code for Parks. Suggestion to at least mark parks (color code) so they are distinguished. Discussion centered around how to generate both residential housing growth as well as opportunity locations for commercial business. It was noted that the Section 12 Zoning definitions are located on the city's website or office staff could print it out if needed. Locker suggested modifying the map to provide a better representation of how the city streets actually look. Molly will work on this. Members will take the current map home and review and bring back zoning change proposals to the commission. A goal is to include a new, modified zoning map with inclusion of the Master Plan.

**City Manager/Zoning Administrator's Report:**

City Manager updated on multiple construction projects in the city. DWSRF23 projects are nearly completed with only a handful of lead service line replacements (LSLR) remaining and completion of Well #6. DWSRF24 water main projects will be completed upon final paving of Franklin and Sears along with ground restoration. Additional upcoming paving will occur on North Ave, Todd Ave, and Slosson Ave. Waste Water Treatment Plant is also progressing well. New Pocket Park is also planned for completion in December. Discussed potential plans to apply for Michigan Natural Trust Fund grant in the future for the Purple Heart Trail and Veterans Memorial Park.

**Audience:** No audience comments.

**Adjourn:** Montague adjourned the meeting at 7:14 P.M.



Rich Saladin  
City Manager