

**CITY OF REED CITY
PLANNING COMMISSION
February 5, 2024**

Chairperson Dawn Montague called the meeting to order at 6:04 P.M. at Fire Station, 523 Morse, Reed City, Michigan.

Present Trevor Guiles, Allison Langworthy, Dawn Montague, Rich Saladin, Roger Meinert Karen Lea McKinney, Charles Lupo and Sarah Spruit. City Attorney David Porteous was present. The meeting was opened with the pledge to the flag. There were citizens in the audience.

Agenda Motion by Guiles, seconded by McKinney, **CARRIED**, to approve the agenda as presented. Affirmed by voice vote.

Public Hearing Public Hearing was opened at 6:05 pm on a rezone of 116 E Osceola Ave and 522 S Chestnut, Reed City MI 49677. Westwind Construction and Development Inc. filed a petition on behalf of Debra Metcalf owner of 522 S Chestnut and Zahary Huss of 116 E Osceola, to rezone both properties from a R-3 to C-1.

Rich Saladin read the following letters and emails from the following:

The Hayden Family emailed a letter, Reed City Alumnus, and current resident. The proposed location of the new Dollar General is far from ideal. Not enough space, it is an unofficial historical landmark. Don't let them close small businesses and force people out of their houses.

CPL Benjamin Lodholtz, would like to keep Dairy Depot. Enjoys the superman ice cream and schedules leave time to be back home to create more memories over blue moon ice cream. Feels it is unethical to evict families from homes for corporate greed. Reed City does not need another corporate conglomerate erecting another building.

Jessie Davis-Marrs states moving the Dollar General location from where is now wouldn't be beneficial unless you were able to move it closer to highway ramps. It's in a good spot. The schools and families walk to the Dairy Depot. There is already too much business in that area, Ebles, Family Follar and Wesco.

Caitlin Stevens, moved to this area over three years ago and resident of Reed City over a year. This would be a terrible decision. Reed City has a small-town atmosphere. Large corporate owned entities make her cringe. Much rather see families in front of Dairy Depot. This will negatively affect the family-owned business in town. The traffic in that general area will increase. Please don't re-zone.

Jody Raby, moving Dollar General will not help the business, it will hurt it. Why are we not trying to find a way to put in more affordable housing in our area? The City has decided to tear down the old district court house on Upton. Why not make apartments out of it? Heard about this on Let's Talk Reed City.

Lynda Remus, leave zoning as it is, don't spoil our City. Dairy Depot was my favorite thing about coming to town. Hope to share with my grandkids. The destruction of these landmarks will disappoint and discourage many visitors and residents.

Jane and Jim Brodoski. We believe that rezoning is not in the best interest of the local neighborhood or the city in general. Would increase traffic and noise on a street that is very well traveled and busy. Locating a store in the center of town may very negatively affect properties values in the surrounding neighborhoods.

Casey Helmboldt, this rezone should happen because the good outweighs the bad. The Dairy Depot owner and the owner of the houses are on board and want this to happen. Reed City needs a bigger dollar store. New business would come to the old building and Dairy Depot would reinvest into Reed City and bring more opportunities and revenue. REZONE it.

Amanda Janakowski, 202 East Church, has no issues with rezone of 116 E Osceola because it is a eyesore and dangerous. Doesn't think it is wise to rezone 522 S Chestnut as there is a housing crisis. We need businesses that enhance our community and do not make it trashy.

Paula Walter, she personally doesn't think the properties should be rezoned because it's almost impossible to change it and Dollar General will cause an overwhelming amount of traffic congestion in an already extremely busy area. This will hurt the shops on West Upton, Shakers Party Store and the new store on the end of town.

Eli Walter, Multiple concerns with Dollar General moving to the city. Dollar General has been known to have significant safety and fire hazards due to overstock and training. Over crowded location for safety. Messy parking lots. Will take away business on Upton.

Bob Ebels, has several concerns for their business, and for the community in general. Dollar General pay is below market hourly rates, and they schedule to avoid paying benefits. They are understaffed, causing fire hazards. No fresh healthy food options, & they don't provide significant tax revenue. Another Dollar General is wrong to bring to Reed City.

Stephanie Boyce (wasn't sent in time to read at meeting) Changing the zoning for that area would be detrimental to our community because of the housing options. Dollar General doesn't seem to be a secure employment option for our town with the problems the current store has had this past year.

The following spoke at the public hearing.

Nate Bailey 321 E Todd, local real estate agent. Is opposed to rezoning these homes because of the housing shortage. Keep zoning as is.

Kathy Fiebig 315 S Sears, looked up the Reed City Master plan from 2004 and found some things Chapter 4 page 27 states key issue to make a favorable environment to encourage new residential development, provide good quality affordable housing, improve the condition of existing neighborhoods, and encourage expanded commercial development primary in Central business district C-1. Chapter 5 page 36 Residential the demand for housing currently exceeds supply of future growth causing a housing shortage. Reed City needs housing not convenience stores. Essential issue is quantity of housing. Chapter 6-page 43 Commercial retail component existing vacant lots building and should be used before expanding into adjacent residential areas. Policy on commercial development along Chestnut Street should emphasize filling vacant lots and redeveloping existing areas rather than expansion north to the Central business district. Do not expand to the north of Dairy Depot. Need more housing.

Brad Sutton 132 East Osceola is concerned about resale of homes in the area. Drainage water runoff from Chestnut to this neighborhood is terrible now and have had flooding. Trash coming from business is terrible now. This will definitely not help this and is opposed to this. Zoning change.

Terry Dudley 22977 Paris works at Dairy Depot and is very upset about Dairy Depot closing, she has worked there on and off since 1980. Loves her job and would like to come back. Is opposed to this.

Amanda Cole, 530 S Higbee, is opposed because of the traffic problems this will bring. Concerned about property values of houses in area.

Robert Halladay, 120 W Church, this will impact traffic and what will happen to the tax values? The drainage issues are terrible in that area. He is opposed to this. What will they do for the community? Please address these issues.

Brian Pietrzak 417 S Chestnut is opposed to this zoning issue, during the summer the school buses go to the Dairy Depot this will cause a traffic issue. This will cause issues for the locals. Vote No.

Karen Benson 129 E Todd, does not see the need for Dollar General to come into the city, for one they look like a dirty store. The traffic will be horrible, she lives next to Yoplait and knows what trucks do. Property value will go down.

Michaela Burman 16932 US 10 Hersey sees the other side of this issue feels a little different, Dairy Depot wants to sell and maybe it's because they can't maintain financially and is really a blessing for them to sell. Zack has put heart and soul into this business. If this gets turned down maybe people can donate to Dairy Depot financially.

Brianne Fogal, 3487 210th Ave. Kids grown up in area and take walks daily to Dairy Depot, please follow the city bi-law and don't go North of Chestnut. Businesses are falling apart please fix them instead of selling out to big corporation.

Minutes Motion by Guiles, seconded by McKinney, **CARRIED**, to approve the minutes of the December 4, 2023, regular meeting. Affirmed by voice vote.

SP Minutes Motion by McKinney, seconded by Langworthy, **CARRIED**, to approve the minutes of the January 22, 2024, special meeting. Affirmed by voice vote.

Sesquicentennial Donna Wheeler gave a quick update on this 150-year celebration. The celebration will be a 4 day event, the third week of July. The committee is working on a logo and entertainment.

New Business

522 S Chestnut

Rezone

Motion by Lupo, seconded by McKinney, **CARRIED**, to reject the rezone proposal of 522 S Chestnut from residential – 3 to commercial - 2. Lupo articulated on the motion referring to the Reed City Master Plan from 2005 directly going into Chapter 4, housing directives page 27, key issue of Planning Commission was to create list of important issues to the city one of those being good quality affordable housing and improving condition of existing housing. Chapter 5 page 36 of the Reed City Master Plan the demand for housing currently exceeds the supply of future growth. Chapter 6 on the master plan page 43 existing vacant lots and buildings should be utilized before expanding into adjacent residential areas. Lupo amended the motion with the second of McKinney that this would go against the masters plan to on encroachment to C-1 District North. Roll call vote. Voting yes were, Meinert, Spruit, Saladin, Langworthy, Montague, Guiles, and McKinney.

116 E Osceola

Rezone

Motion by Lupo, seconded by Meinert, **CARRIED**, to approve 116 East Osceola to be rezoned from Residential -3 to Commercial – 2. Roll call vote. Voting yes were, Spruit, Meinert, Saladin, Langworthy, Montague, Guiles, and McKinney. Lupo voted no.

City Manager/Zoning Administrator's Report

Rich Saladin reported on the following:

- Rich reported WWTP Project is happening as we speak; dirt is moving and things are happening.
- Updated pocket park and grant report has been completed and has been submitted for review.
- CIP will be at the March Planning Meeting.
- Preliminary tests have been done on two well test sites. DPW Crew have saved the City hundreds of thousands of dollars by doing lead service replacements. East Todd will be repaved this summer/fall.

Adjourn

Chairperson Montague adjourned the meeting at 7:38 P.M.

Amye Hensel
Recording Secretary