

City Planning Commission

July 15, 2026

5:30 PM

Minutes

Attendance

Chairman Laycock – Absent

Commissioner Coykendall – Absent

All others – Present

Public: Wesley Wickham, Kay Freese, Amber Yoder, Thomas Potter, Andrew Ashby, Ken Joswiak, Scott Sessions, Penny Swan, Melissa Desjardin, Matthew Bentley, James E Thomas, Rachael Johnson, Penny Myers, Sam Negus, Eric Myers

Public Comment

- James Thomas thanked the City for providing a thorough packet to the public prior to the meeting.
- James Benjamin Galloway argued that *Share The Warmth's* proposal was compatible with B3 Zoning while Hope Harbor's previous proposal was not.

Consent Agenda

- Commissioner Morrissey moved to approve.
- Commissioner Winter seconded.
- All in favor.

Public Hearing: Rezoning – 8 E Bacon St et al

- Earl Larue spoke as a representative of the applicants.
- He explained that the property had been operating as a commercial business for some time. The rezoning request was an attempt to make the property compliant with zoning.
- Commissioner Winter moved to approve.
- Commissioner Shelley seconded.
- All in favor.

Commercial Site Plan Review – 183 W Carleton Rd

- Penny Myers and Rachael Johnson presented the application to the Commission.
- An extended Q & A with the presenters was followed by a discussion by the Commission.
 - Commissioner Morrissey asked if and how Share the Warmth would be changing their approach and programs if they move into the proposed property.
 - Commissioner Winter asked whether guests at STW would be screened once at the beginning of a multi-day stay, or whether they would be screened every day. He also asked whether they would be allowed to leave their possessions at STW during the day or not.

- Commissioners Kelemen and Kniffin also asked questions pertaining to the nature of the new programming and the expanded offerings of Share the Warmth.
- Commissioner Winter asked the applicants to describe the proposed uses of the building besides the emergency shelter.
- Commissioner Kniffin requested Administrator Smith to explain her comments from the staff review; Smith explained that the applicants clarified that “Clinic” was not the correct term for their offerings and that she had included elements of the Michigan Building Code 2021 for the Commission’s consideration.
- Commissioner Winter commented on the difficulty of the case given the ambiguous nature of the city code.
- Commissioner Morrissey inquired about whether having beds on the ground floor would be a problem with Zoning, especially when compared with Hope Harbor’s previous application; Administrator Smith suggested that first-floor beds would not be a problem in this instance because of the meanings of “dwelling-unit” and “sleeping-unit.”
- After some more discussion, the Commission voted 5-0 to approve. Commissioner Winter motioned, Commissioner Shelley seconded.

Amended Bylaws Review – Sections I - III

- A brief discussion was had on minor edits to the Bylaws.
- Commissioner Winter inquired as to potential small changes to II. B. of the Bylaws. Administrator Smith explained that the language was taken from the State.
- Commissioner Winter suggested that the Commission/Council work to realign the terms of those on the Commission to ensure 2 members have a term expire each year.
- Other brief comments were made without notable amendments to the language of the Bylaws.

General Public Comment

- James Galloway offered to email with Commissioners about his research into Zoning districts and improved classifications.
- James Edward Thomas argued that the Commission came to the correct decision in the wrong way with respect to Share the Warmth.

Adjournment

Commissioner Morrissey motioned to close the meeting.
Commissioner Kniffin seconded. All in favor.