

Minutes: Mendon Township Planning Commission Public Hearing  
Date: February 18, 2025  
Time: 7:00 p.m.  
Place: Mendon Township Hall

Chairperson Kline called the meeting to order at 7:00 p.m.

Planning Commission members present per roll call; Kline, Ahrens, and Hart.

Absent: Kloosterman and McClish.

Also present is Doug Kuhlman, Zoning Administrator

The minutes of the January 14, 2025 meeting were submitted for consideration. A motion was made by Hart, supported by Ahrens to approve the minutes. Motion carried.

The agenda was submitted for consideration. A motion was made by Hart, supported by Ahrens to accept the agenda. Motion carried.

A motion was made by Hart, supported by Ahrens to open the public hearing for the following:

Request from the Maurice L.Cupp Rev. Trust to consider rezoning Parcel # 75-010-026-016-50 (Simpson Rd.) from the A-Agricultural Zoning District to the R-1 Residential Zoning District, to allow for five (5) residential building lots.

A motion was made by Hart, supported by Ahrens to open the public hearing. Motion carried.

Public Comments and Communications:

1. Norma Switalski – Doug has helped us be here. Has given us advice and appreciate you guys being here. Thank you. Doug explained to us, because we were concerned about how we would describe what would be built on the lots, because it is described what would be built on the lots, because it is called “Condominium sites”. Doug helped us understand that what we do is we ask the papers to say that we want all stipulations/regulations to coincide with Township regulations. Mostrom has been working with us and hopefully we will have five (5) lots to help the community. Ahrens: Is the goal to have affordable housing for Mendon Township? Switalski: Well, it’s to sell the lots. Ahrens: We are talking about half of the allotment?
2. Doug: Here’s the problem at hand, which I mentioned to Chair Kline before the meeting. On page 2 of my staff report in the red box is the area we are talking about, one of the problems that we have, and I don’t concur with your zoning ordinance in the fact that in an Ag district you only have to have 32,000 square feet. That’s less than an acre. In this case, look on page 11, showing that each of the five lots would be very close to the 32,000 square feet. On page 8 of the report, it shows “A” Ag land requires 32,000 sq ft and in “R1” Residential it shows 15,000 sq ft. is required. So, by rezoning this from Ag to R1, it would put

all five (5) lots into compliance. I don't see any negative impact. If they wanted to develop these lots, they could have sewer and water for these lots with no additional rate cost than what a village resident is charged.

Page five (5) shows the Township residential master plan. The future was for residential in that area.

This is a public hearing and the Notice and residents that this was mailed to is on page 16 and 18 of the staff report. As of today, I have had no communication, whether written, verbal or otherwise, either supporting this rezoning or opposing this rezoning. My recommendation to the Planning Commission and the Township Board is to approve this rezoning.

Your recommendation tonight will then be sent to the County Planning Commission. They have thirty (30) days to respond with their comments. Following their response, I will take it to the Township Board for a final approval. A site Condo is another option rather than the land division act. If there are any questions, feel free to ask me.

3. Chair Kline: Open to questions at this point, comments.

Norma: the zoning doesn't allow for trailers?

Doug: single wide mobile homes, for most municipalities, have to be sited in a mobile home park.

Norma: I will say thank you for doing all of this for us.

Hart: If there are no other comments from the public and or the applicants, I move to close the public hearing. Ahrens: I second the motion. Motion carried.

Chair Kline: the Public hearing is officially closed.

4. Hart: Now I make a motion that we rezone the property in question from "A" Agricultural to "R" 1 residential. It makes sense to do it. Ahrens: I see it doesn't go the completed end of the property? Doug: No, because that is being used as an access point to the field. Ahrens: I support Hart's motion. Motion carried.

Old Business:

- a. Chair Kline: None

New Business:

- a. Chair Kline: there is new legislation regarding dwelling size and parcel size. Doug: There's a State rep in Kent County that's trying to mandate, state wide, that no municipality can require a land division greater than 5000 sq. ft. and cannot mandate that a home can be built larger than 500 sq.ft. I am working with the MTA to oppose this legislation. I may go to Lansing to testify because I believe this would be a catastrophic failure for our county and others.

Administrative Items:

- a. Chair Kline: Regular Meetings for the 2025 year will be the 3<sup>rd</sup> Tuesday of each Quarter (January 14<sup>th\*\*</sup>, April 15th, July 15th and October 21st).
- b. Special meetings on an as-needed basis the 3<sup>rd</sup> Tuesday of each month-Except Holidays.

Public Comments and Communications: None

Miscellaneous Commissioner Comments: None

A motion was made by Hart, supported by Ahrens, to adjourn. The meeting adjourned at 7:23 p.m.

Respectfully submitted,

Donna Cupp  
Township Clerk