

A meeting of the Rockford Planning Commission, of 7 South Monroe Street, Rockford, Michigan, was held Thursday, April 27, 2023, at 6:00pm.

- I. **Meeting called to order** The meeting of the Planning Commission was called to order by Chairman Jon Miner, at approximately 6:00pm.
- II. **Roll Call** Present: Chairman Jon Miner, and Commissioners Tom Mester, Drew LeBlanc, Dave Rasmussen, Frank Nelson, and Tricia Anderson. Absent: Jon Cooper, Jeff Harwood, and Jim Scales.
- III. **Approval of Minutes** On a motion by Commissioner Rasmussen, with support from Commissioner Anderson, and carried by all, the March 24, 2023 minutes were approved.
- IV. **Approval of the agenda** The agenda was approved as submitted.
- V. **Public Comments** Courtney Stevens-Kerry, of 166 Ashridge spoke on behalf of the neighborhood about the Summit Pointe development. They have concerns about the new neighborhood connecting to their existing neighborhood. They are also concerned about what their rights are when it comes to easements.
- VI. **Public Hearing and Associated Resolution**

- A. **To hold a Public Hearing on the rezoning of the Summit and W. Prospect parcels** The Public Hearing began with City Manager explaining the difference between zone R1 and zone R2 and why the Planning Commission is being asked to consider rezoning parcels located at 266 and 272 Summit, and 73, 85 and 79 W. Prospect from R1 to R2.

On a motion by Commissioner LeBlanc, with support by Commissioner Nelson, and carried by all, the Public Hearing opened at approximately 6:10pm.

Rebecca Haglund, of 244 Prospect, feels the density on Prospect is too high and would like the parcels to remain zoned R1. She would also like to see the wooded area by the boardwalk to be designated as a green zone and kept natural.

Barbara Mullally, of 92 Riverchase, explained she had a conversation with the property owner of the parcels, and said they didn't want to change the zoning to R2. She also stated that if the parcel behind their house becomes available for sale, she would like the opportunity to purchase it. She would be very much opposed to an apartment complex being built on that parcel.

Greg Evers, of 236 Prospect, stated he would like clarity on what zone R2 means.

Ryan Darnell, of 118 Prospect, explained that he doesn't understand why we would switch to R2 if multi-family homes can't be built on those parcels. He is also concerned about an increase in population density, especially with how full Valley View Elementary School is and how busy traffic on Summit Street is. He would like the parcels to remain zoned R1.

Andrew Vredenburg, of Foster Swift spoke on behalf of the parcel owner and explained that the City Planner approached the owner of the parcels because they

are legal non-conforming. There are currently 3 lots that houses could be built on right now. With the R2 zoning these parcels would be legal conforming lots, and only one of them could be split and have a 4th home built on it. It makes sense to change the zoning from R1 to R2 to be consistent with the surrounding area and to conform to existing zoning ordinances. He also explained the owner does not have any plans for pursuing commercial buildings on those parcels.

Thomas Krause, of 205 Prospect, explained he is concerned changing the zoning from R1 to R2 opens a door for future issues. He's concerned about potential increased traffic.

Chase Bleeker, of 237 Prospect, thanked the Planning Commission for the opportunity for the neighborhood to speak. He's concerned about traffic safety, noise pollution and increased taxes because of new homes increasing home values.

Mike Haglund, of 244 Prospect, with the 10-foot easement that runs through some of the parcels, he is curious if a builder could even build over the sewer line that is located there.

On a motion by Commissioner Nelson, with support by Commissioner Rasmussen, and carried by all, the Public Hearing closed at approximately 6:40pm.

VII. Old Business There was no Old Business.

VIII. New Business

A. Consideration of Rezoning 266 and 272 Summit, and 73, 85 and 79 W Prospect Parcels. The Planning Commission discussed rezoning the parcels from R1 to R2. On a motion by Commissioner Anderson, with support by Commissioner Mester, and carried by all, the Planning Commission approved recommending rezoning 266 and 272 Summit, and 73, 85 and 79 W. Prospect parcels from R1 to R2 to City Council.

IX. Findings of Fact There were no Findings of Fact.

X. City Manager's Report City Manager Beard thanked the Commissioners for their time this evening and discussed options of either appointing a City Council member as an ex-officio member with full voting rights to the Planning Commission or having a City Council Member act as a non-voting liaison. After discussion, the consensus was that the Planning Commission would prefer to have a Council Member as an ex-officio member over a liaison as soon as there is a vacancy.

XI. Miscellaneous Items There were no miscellaneous Items.

XII. Adjournment The meeting adjourned at 8:00pm.