

READING PLANNING COMMISSION

CITY OF READING, MI

October 27, 2025

The meeting was called to order at 6:30 p.m. at Reading City Hall by Vice Chair, Chad Penney. Present were Chad Penney, Warren Bartels, Melani Matthews, Adrien Miller, and Hannah Tunis. Absent: None. Also present were Grace VanCamp, Ben Wheeler, Chris Clabaugh, Jeff Wilson, Steve Nemeth, and the police chief. Adrien made a motion, seconded by Melani, to approve our last meeting, June 23rd's, minutes. Motion carried. The agenda was accepted as presented.

Chad closed the regular meeting at 6:31 to open a Public Hearing on two issues. The first is a request for a 2-unit apartment dwelling at 202 N. Main Street. The location is in an R-1, single family homes district, requiring a Special Use Permit to do so. Jeff Wilson is renovating the house and requesting permission to convert it to two units. The main floor will have 3 bedrooms, and the upper floor unit two bedrooms. Jeff was present to answer any questions. Chad noted that the house is on a street corner and wondered about the parking locations. Our Zoning Ordinance requires 2 per unit, referenced on p. 31. Jeff responded that there would be room for spaces on the property around the back. No other discussion questions came up.

The second is a request submitted by Melissa Hamisfar on behalf of RYSBA, Reading Youth Softball Baseball Association, to develop two ball fields on property just west of the Magic Square complex. This property is also within an R-1 designated area and the requested development would require a Special Use Permit. An Easement Agreement between the City of Reading and RYSBA to use and develop the field areas has been granted. Noone representing RYSBA was present. Grace shared some of this information. There were no public questions or concerns at this time. Chad made a motion, seconded by Melani, to close the Public Hearings at 6:56. Motion carried 5-0. Chad reopened the regular meeting.

PUBLIC COMMENTS: Chris Clabaugh shared that developing the ball fields would help bring people into town. Ben Wheeler shared that the city is always looking for positive ways to improve the city. Steve Nemeth shared that parking is usually specified in rental agreements and is always a good idea.

OLD BUSINESS: None.

NEW BUSINESS: A. Melani made a motion, seconded by Adrien, to approve the Special Use request for two rental units at the house at 202 N. Main Street with the specification of 2 off street parking spaces per unit needed and noted. Motion carried 5-0 on a roll call vote.

B. Discussion ensued on the Special Use request to develop 2 ball fields by RYSBA. Adrien felt more details and specifics about the design are needed than what has been presented. Hannah

noted that parking for the fields needs to be addressed and wondered if any costs to park are in the plans. A question about the long-term viability of RYSBA came up, as membership in it is likely to be fluid. It is evidently being spearheaded by three people currently. It was felt that an annual filing should be stipulated so that awareness of what is happening within RYSBA is known. It was felt that the city should also have a copy of their bylaws. Grace said that she would convey the above 4 concerns to RYSBA. Hannah made a motion, seconded by Melani, to table action on this request until the next meeting upon receiving further requested information. Motion carried 5-0. It was also shared by several of all the people present that this is still a good step moving in a needed, positive direction for kids and the city.

OTHER PUBLIC COMMENTS AND COMMENTS FROM COMMISSIONERS: None.

Melani made a motion, seconded by Adrien, to adjourn at 7:23. Motion carried 5-0.