

## READING PLANNING COMMISSION

CITY OF READING, MI

February 24, 2025

The meeting was called to order at 6:30 p.m. at Reading City Hall by chairperson, Chuck Hartshorn. Present were Chuck Hartshorn, Warren Bartels, Melani Matthews, Adrien Miller, Frank Oddou, and Hannah Tunis. Absent/excused: Chad Penney. Also present were Ben Wheeler, Grace VanCamp, and guest Noris Shaba. The agenda was accepted as presented. Melani made a motion, seconded by Hannah, to approve the January minutes. Motion carried 6-0.

PUBLIC COMMENTS: None.

OLD BUSINESS: A) Special Use Application by VYBE at 126 S. Main Street—A follow up discussion ensued concerning issues remaining after last month's Public Hearing. The added information included 1) only 126 S. Main Street listed, 2) a Medical and Recreational license is included in Adult Use language, and 3) the ownership of the property at 126 S. Main Street is set to be completed in March with title transfer going to Noris Shaba with added paperwork explaining this. There were no other issues seen by commission members. Hannah made a motion, seconded by Frank, to approve the Special Use Application by VYBE, LLC at 126 S. Main Street. Motion carried 6-0.

B) Redevelopment Ready Communities—Chuck shared information and pictures about Tiny Homes. A lengthy discussion followed. Several consensus items included that we would consider the permanent type but not the temporary or transitory type in the city, we would prefer not to have them added to people's developed property or homes, and that it might be best if we had a designated area for installation of these type of homes. Square footage and size are smaller than current zoning regulations and would require a special zoning district or adjustment to regulations. Several areas for installation were discussed with the extension of Ann Street being one easy site. Adding these housing possibilities to our city might attract some people that would not have them elsewhere. Ben will look further into some of the issues.

NEW BUSINESS A) Rules of Procedures (as per By-Laws)—An updated copy with various past amendments included were shared with members by Ben. At issue now would be resolving minor differences of these with those of TIFA since both boards share the same membership and meeting dates. Melani volunteered to work with Ben on coordinating and resolving issues.

B) Nothing further.

PUBLIC COMMENTS or COMMISSIONERS COMMENTS—Nothing further.

Hannah made a motion, seconded by Adrien, to adjourn at 7:40. Motion carried 6-0.