

READING PLANNING COMMISSION

CITY OF READING, MI

March 30, 2026

The meeting was called to order at 6:34 p.m. at Reading City Hall by chair Melani Matthews. Present were Melani Matthews, Chad Penney, Warren Bartels, Adrien Miller, and Steve Nemeth. Absent: none. Also in attendance were Grace VanCamp, Rob Cooley from the police department, and a number of guests which included Dan Strohm, Alexis Strohm, Chuck George, Dan and Chris Gollnick, Janet Martin, Chris Clabaugh, and a couple others. Chad made a motion, seconded by Steve, to approve the January minutes. Motion carried 5-0. There were no additions to the proposed agenda.

Zoning Administrator, Grace VanCamp, shared that there is likely two new businesses coming to town, and there will be some possible, proposed zoning lot changes forthcoming.

Melani closed the regular meeting at 6:39 and opened a Public Hearing to consider a Special Use Permit for a General Automotive Service business at 123 Michigan Street. Chuck George shared that he supports a new business in town. Alexis Strohm shared that she likes the town and events here and hopes the business can open. Dan Gollnick had concerns about the contaminants that have been there and is in favor of someone who wants to improve the site. He suggested a possible 2-year temporary approval with evaluations about the business and any stipulations. This would allow time to see how things develop. Chris Clabaugh and Chris Gollnick were in favor of a new business. Janet Martin shared that it would be helpful not to have to drive into Hillsdale for service. Four spoke in favor of granting the Special Use Permit for the business, no one against. Follow up consideration questions that came from commission members included from Steve whether there is a plan for disposal, what are their inventory ideas, and what is their plan for dealing with possible fire hazards. New tires can be ordered limiting onsite inventory was brought up. Warren noted that from pictures the back side of the building looks decrepit, the fence is in bad shape and needs attention, are any tires to be stored and where, and what is the proposed number of cars that will be on site. He complimented them on the cleanup that has already taken place. Adrien asked how many employees they were looking at, whether the mechanic is certified and licensed, and what would possible hours be. She also stated that we need to see a written business plan. It was shared that they are especially looking at some brake service with 9-5 business hours 6 days a week. Someone brought up how many cars could be parked over night and where they would be located. Chad stated and members concurred that the commission is all for seeing a new business come into town but that it is also our responsibility to see that concerns expressed are addressed. Melani stated that it is not the commission's responsibility to develop a business plan but to evaluate

one that is presented. With no further comments Chad made a motion, seconded by Warren, to close the Public Hearing at 7:20. Motion carried 5-0. The regular meeting was reopened.

PUBLIC COMMENTS: Chris Clabaugh was curious about any word concerning the painting status over at the Smilez provisioning center. None is known at this point.

OLD BUSINESS: None.

NEW BUSINESS: Discussion about the Special Use Permit application at 123 Michigan Street— Adrien stated that she needs to see a business plan with things needed addressed. Melani stated that it will be their responsibility to develop and share a business plan. Chad also stated that concerns brought up need addressing before approving a Special Use Permit. Adrien made a motion, seconded by Steve, to table the Special Use Permit application pending receiving further information. Motion carried 5-0.

With no further Public or Commissioner's comments, Adrien made a motion, seconded by Steve, to adjourn at 7:28. Motion carried 5-0.