

READING PLANNING COMMISSION

CITY OF READING, MI

July 27,2026

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, Adrien Miller, and Steve Nemeth. Absent: None. Also in attendance were Melani Matthews, Ben Wheeler, Kym Blythe, Eric Stolberg of Reading City Police, and four guests. Steve made a motion, seconded by Adrien, to approve both the March 30th and June 22nd regular minutes. The May meeting was a special meeting for scheduled business only. Motion carried 4-0.

Three items were added to the agenda by members; 126 S. Main Street, 123 Michigan Street, and the election of a new chair for the commission.

PUBLIC COMMENT: None.

OLD BUSINESS: 126 S. Main Street, which is in the Downtown Historic District—As work has been done on the exterior façade of the building, Warren noted that approving the “aesthetic look” in the motion made in the May 26 Special Meeting was approving the “concept” of the proposed business, not actually approving any exterior façade proposal. The only thing shared with the commission for the façade was an AI rendition that was not approved by the commission. It was noted in discussing the AI rendition that there were a number of concerns about it that needed further clarification before any approval could be given. Adrien then shared this list of concerns that were going to need further discussion. What the owner of the business has done with the façade was welcomed by commission members as fitting enough within the Historic District. Steve made the comment that going forward we will need to make sure that we approve an actual rendering to avoid the unfortunate situation that developed here.

123 Michigan Street—Warren was curious about the status of conditions requested for this Special Use business within the Downtown Business District. Melani shared on behalf of the city that no Liability Insurance or a state Brake License has been shared with the city yet.

NEW BUSINESS: As Melani Matthews has left the Planning Commission to assume the duties of Zoning Administrator left by the departure of Grace VanCamp, Chad noted that we need to elect a replacement for the chair position for the remainder of this year. With only four of us out of a possible seven on the commission and three already carrying various responsibilities, eyes looked toward Steve for help. He graciously said he would step in. Chad made a motion, seconded by Warren, to elect Steve Chair of the Commission for the remainder of 2026. Motion carried 3-0 with Steve abstaining from the vote concerning himself.

PUBLIC COMMENT: Andy Gollnick on 126 S. Main Street—He shared that laws or rules need to be checked, followed, and applied to everyone.

Chris Clabaugh on 126 S. Main Street—He was concerned whether a Building Permit had been pulled for the awning work done. It was noted that when change was done to Rob’s Barber Shop awning, it was approved replacement. Ben stated that no specific awning permit was pulled for 126 S. Main Street.

Andy Britton on 126 S. Main Street—As he has attended that last number of commission meetings, he shared that it was unfortunate no one representing the proposed business ever appeared to discuss their ideas or respond to the façade concerns. It left us in an awkward situation.

With no further Commissioner Comments, Steve made a motion, seconded by Warren, to adjourn at 6:54. Motion carried 4-0.