

Breckenridge Planning Commission  
Regular Meeting  
Monday, July 10, 2023  
7:00 P.M.

## **Minutes**

The Breckenridge Planning Commission was called to order by Chairman Lux at 7:00pm. local time. The Pledge of allegiance was recited.

**Members Present:** Lux, Priest, Saunders, Schaub, Seeley, Short, Wolfgang, Wenzel, and Ostrander

**Members Absent:** None.

**Approval of the Agenda:** Motion by Commissioner Seeley, seconded by Commissioner Priest to approve the agenda. Carried

**Approval of the Minutes:** Motion by Commissioner Seeley, second by Commissioner Saunders to approve the minutes from May 8, 2023 as presented. Carried

**Public Comments and Communications** – None to report

### **REPORTS**

**Village Manager-** The manager reported on the downtown pavilion project, showed a mock-up of the layout of the pavilions with a fire feature in the middle, and landscaping around. The pavilions will be available for public use. He also spoke on Phase 2 of the industrial park - the process is moving along slowly. Aiming for bids in Dec/Jan, and hoping to begin construction in May. The manager also reported on a small grant from the State of Michigan (\$11,000) that will be used for the County Master Plan and the rest will be used for long-term planning and zoning.

**Council** – Councilpersons Wenzel and Seeley reported that the old Beacon & Bridge Gas Station on the corner of 46 and McClelland Rd is scheduled to be torn down before August 2024. The Council also approved the sewer force main out to Burnips, and the engineering portion of that project has already begun.

### **OLD BUSINESS**

1. None to report

### **NEW BUSINESS**

1. **422 W Chestnut Street - Zoning/Housing Plan** - Property is currently zoned for commercial use, the owner of the property wants to rezone to R2. The committee viewed the plans to turn it into 3 housing units with R2 zoning, which would require a special use permit. After discussion by the committee, it was agreed that the best idea would be to see if the property owner would be willing to rezone to R1 and make the property a duplex instead, which would not require a special use permit. Manager Ostrander will discuss this with the property owner. No action needed by the committee at this time.

**Brief Public Comments on Non-Agenda Items** – None to report

**Announcements:** Bernie Siler Memorial Golf Outing will take place on August 8, 2023.

Next Meeting August 14, 2023 – 7pm

Meeting Adjourned at 7:44

Respectfully submitted by: Secretary Short