

WELDON TOWNSHIP PLANNING COMMISSION

SPECIAL MEETING AND PUBLIC HEARING

WEDNESDAY MAY 10, 2023

The meeting was called to order at 6:30pm by Chairman Charles Kraus.

Roll call was taken with all members present: C.Kraus, S.Meredith, P.Klaadder, R.Parmer, B.Sharp, C.Aldrich and R.Aldrich. No absences.

A motion was made by P.Klaadder to approve the agenda as presented. A second was made by R.Aldrich. All ayes. Motion carried.

The minutes of the April 10, 2023 were presented and reviewed. A motion was made by C.Aldrich and a second was made by R.Aldrich to accept as presented. All ayes. Motion carried.

No conflict of interest was heard from the Commission.

No visitor comments.

No committee and/or special reports.

Old Business:

A motion was made by R.Aldrich and a second was made by P.Klaadder to close this meeting and go in to the Public Hearing on the proposed Homestretch Commons Multi Family Housing Project. All ayes. Motion carried. Closed business meeting and entered in to the Public Meeting at 6:40p.m.;

A general review of the project was given by Jonathan Stimson, Executive Director from Homestretch. These included an explanation of Pilot, understanding the income levels basis and how the "affordable is determined. A general overview of the project was given by Doug Mansfield from Mansfield & Co. He also had maps showing the lay out of the project.

Chairman Kraus explain to the group how the public meeting would be handled; each wishing to speak would raise their hand and when acknowledged by the Chair they would step to the podium and clearly state their Name and Address. Please, address the commission. . . .

Note: My apologies for some of the misspelled names. The sign-in register was gone by the time I got there to verify. Becky did help me, but it was difficult to hear at times.

1. Don Suchocki: 6064 Weldon Rd. Thompsonville

- Why do we need it right there at such a bad intersection? Many accidents. Why does CM have to be involved? **Not in favor of project. (?)**
2. Dan Suchocki: 6164 Weldon Rd. Thompsonville
Does not want tax abatement. What about internet service. . It's so bad right now. Very bad intersection. **Not in favor of project. (?)**
 3. Kelly Jelemenski: 5051 Haze Rd, Thompsonville
Questioning a RC district being allowed in a PUD. Questioning the PUD. Questioning the Pilot. Is this a partnership with Crystal Mountain? **Not in favor of project. (?)**
 4. Chris Bobek: 1399 Lindy Rd. Thompsonville
He feels there is a great need for it in the area and the County. **In favor of project.**
 5. Torrey Talent: 6215 Weldon Rd. Thompsonville
Does not agree with tax abatement. Disagrees with lot size, if he still has to have 5 acres in his area. **Not in favor of project. (?)**
 6. Stephanie Randall: 14276 Lindy Rd. Thompsonville
Does not agree with it being near or even close to that intersection. Is extremely concerned with the speed of the traffic on Lindy Rd. **(?)**
 7. Carol Mathis: M and R Products Copemish
She totally agrees with the project, because she knows how far some of the employee's from her factory drive to get to work. She feels this would benefit quite a few people and help our area out tremendously. **In favor of project.**
 8. Scott Williams: 14276 Lindy Rd. Thompsonville
He is very concerned with the traffic on Lindy Rd. and at that intersection. Would like to see some sort of Traffic study completed. He believes this will not be affordable to most people in our area. Just does not see it happening. **Not in favor of project. (?)**
 9. Jay White: 433 First St. Frankfort
Has worked with Homestretch on several projects and they have several projects in the Frankfort area that have been very successful. He feels this would be very good for our area. **In favor of project.**
 10. Doug Holmes: Forest Ave. Frankfort
The Pilot program is not a good idea. Many issues. ?
 11. Lisa Leedy: 125 Morgrel Fife Lake
Work here/live here. Building community. Population growth. Congrats commission on engaging discussion with community. **In favor of project.**
 12. Kirk Davidson: 1472 Marilla Rd. Copemish
He has seen the need in the area and county for a long time. **In favor of project.**
 13. Pam Clark: Thompsonville
Question on how the income level is determined if her son lives with her. **(?)**
 14. Jim Gollen: 11312 Timberline Dr. Thompsonville
Pleased to see the Twp. move forward with the project. **In favor of project.**
 15. Richard Anderson: Holly Dr. Thompsonville
In favor of project.
 16. Michelle Barefoot: Elberta

She says there certainly is the need for affordable housing in the County. She is glad to see our area taking a look at it. (?)

17. Eugene Allen: Thompsonville

Question on the income levels. . . .What about the ones that fall at \$ 10,000.00 or below?

These people still have a need. He asked if someone has spoken with the airport. Also, stated that he had a concern with the intersection. (?)

18. Tom Corra: 5708 Pioneer Rd. Thompsonville

He does see a big need for affordable housing in our area. (?)

That concludes the Public Hearing with no others wishing to speak Jonathan Stimson and Doug Mansfield took the questions and answered each one.

At 9:40pm Parmer made a motion to close the Public Hearing and go back in to the Regular Business meeting. This motion was seconded by C.Aldrich. All ayes. Motion carries.

Chairman C.Kraus called to meeting to reopen at 9:43pm.

C.Aldrich made a motion to recommend to the Weldon Twp. Board to approve with conditions The Crystal Commons housing project: The conditions are:

- 1) Finding of facts agreement
- 2) Intersection review
- 3) Performance guarantee 3.6 ZO
- 4) Discussion on Pilot percentage

A second to the motion was made by Parmer

A Roll call vote was taken:

P. Kladder = yes

S. Meredith yes

C. Kraus = yes

C. Aldrich = = yes

R. Aldrich = yes

R. Parmer = yes

B. Sharp = yes

All ayes. Motion carried.

The next scheduled meeting is at 6:30pm on July 3, 2023. Please, mark your calendars.

Respectfully submitted,

Sue Meredith

Secretary

APPROVED BY Y WELDON TWP. PLANNING COMMISSION ON JULY 23, 2023 WITH CORRECTION.

sam