

**CITY OF BATTLE CREEK
PLANNING COMMISSION
10 North Division, Battle Creek, MI 49014
Minutes for Wednesday, April 26, 2023**

MEETING CALLED TO ORDER:

By Commissioner Godfrey at 4:00 p.m.

ATTENDANCE: Commissioner Godfrey asked for attendance to be noted.

Commission Members Present:

Comm. Godfrey III, present

Comm. Gray, present

Comm. Newman, present

Comm. Hughes, present

Comm. Fields, present

Comm. Spranger, present

Comm. Morris present

Comm. O'Donnell, present

Mayor Behnke, present

Introduction of new Commissioner, Tamera Fields.

Commissioners Absent: None.

Staff Present: Melody Carlsen, Administrative Assistant, Travis Sullivan, City Planner, Susan Cronander, Planning & Zoning Administrator, Darcy Schmitt, Planning & Zoning Supervisor, Marcie Gillette, Community Services Director, Marcel Stoetzel, Deputy City Attorney, Ted Dearing, Assistant City Manager.

APPROVAL OF MINUTES: March 22, 2023

MOTION MADE BY COMMISSIONER GRAY TO APPROVE THE MARCH 22, 2023 REVISED MEETING MINUTES WITH THE PREVIOUSLY NOTED CORRECTS. SECONDED BY COMMISSIONER NEWMAN.

ROLL VOTE: Commissioner Godfrey asked everyone in favor to signify by saying “aye”:
ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

CORRESPONDENCE: None.

ADDITIONS/DELETIONS: The Election of Officer will be added to Old Business on the Agenda.

PUBLIC HEARINGS/DELIBERATION

A. SPECIAL USE PERMIT #S04-23:

Petition from Dr. Tino Smith of Kingdom Builders Worldwide requesting a special land use permit to allow for a Religious Institution property located at 50 Spencer Street. Property is zoned “R-1B” Single-Family Residential District”. Pursuant to Section 1240.07(C), 1251.40, and 1281.05 of the City of Battle Creek Zoning Code. Parcel #8210-00-013-0.

Commissioner Newman noted he has worked with the owner of these projects in the past and Council found no direct conflicts at that time. He stated he work with the owners on the architectural drawings and the interior layout for the projects under consideration this evening, but since the City Commission is considering the use, he

feels there is no conflict with him participating in the discussion and vote on the two agenda items for 50 Spencer Street. He wants to make sure the body does not have any issues, questions or concerns. There were no issues, question or concerns raised by the City Commission.

Staff Presentation: Susan Cronander, Planning & Zoning Administrator, gave the staff report. Application requesting a special land use for a Religious Institution to occupy a portion of the first floor in an existing 64,458 sq. ft. building located at property located at 50 Spencer Street. Staff recommends that the Planning Commission recommend to the City Commission approval of Special Use Permit Petition S04-23.

Commissioner Godfrey asked if the Petitioner was present to speak with the Commission.

Dr. Tino Smith, the applicant, was present and spoke. Dr. Smith voiced a concern about the need to ask permission and to hold church services.

MOTION MADE BY COMMISSIONER GRAY TO APPROVE SPECIAL USE PERMIT S04-23 WITH THE CONDITIONS AS OUTLINED BY STAFF IN THE STAFF REPORT, PAGE 18 OF THE PLANNING COMMISSION MAY 26, 2023 MEETING PACKET AND THE TWO ADDITIONAL RECOMMENDATIONS THAT WERE RAISED BY STAFF; REVISING THE APPLICATION TO LIST THE PROPERTY OWNER AS “KINGDOM BUILDERS INTERNATIONAL, AND LISTING OFFICER POSITIONS HELD WITHIN THE COOPERATION NEXT TO THE APPLICANT NAMES. MOTION SECONDED BY COMMISSIONER MORRIS

Commission Discussion:

Mayor Behnke thanked Bishop Smith for bringing his worship to Battle Creek and 50 Spencer Street. Hope for growth and expansion.

Commissioner Morris thanked Dr. Smith for all his hard work he is putting into the community.

Commissioner Gray echoed pervious comments, appreciates all Dr. Smith and his congregation are doing to uplift that area and the community as a whole.

ROLL VOTE: ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

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B.) SPECIAL USE PERMIT #S05-23:

Petition from Dr. Tino Smith with Kingdom Builders Worldwide requesting a special land use permit to allow for a Child Care Center for property located at 50 Spencer Street. Property is zoned “R-1B Single-Family Residential District” Pursuant to Section 1240.07(C) and 1281.05 of the City of Battle Creek Zoning Code. PARCEL #: 8210-00-013-0.

Staff Presentation: Susan Cronander, Planning & Zoning Administrator, gave the staff report. Application for a special land use permit for a Child Care Center for the property located at 50 Spencer Street. Staff finds it meets all of the requirement for the zoning district and the standards applicable to the R-1B Single Family Neighborhood District. Staff recommends that the Planning Commission recommend to the City Commission approval of Special Use Permit Petition S05-23.

Commissioner Godfrey asked if the petitioner was present to speak with the Commission.

Dr. Tino Smith, the applicant, was present and spoke.

Commissioner Godfrey asked about the number of children anticipated, hours of operation and pick up/drop off procedures.

Commissioner Gray agrees daycare/childcare is sorely needed and appreciates Dr. Smith bringing it to the community.

COMMENTS BY COMMISSIONER:

Mayor Behnke asked Dr. Smith for clarification on the number of students stated on the application.

MOTION MADE BY COMMISSIONER MORRIS WITH THE CONDITIONS AND SECONDED BY COMMISSIONER NEWMAN.

COMMISSIONER O’DONNELL wanted to thank Dr. Smith for bringing childcare and improvements and his for his time.

ROLL VOTE: ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.



OLD BUSINESS:

A. Election of Officers

Commissioner Godfrey stated he will not accept a nomination for Chair.

Nominations for Election of Officers Open

Commissioner Gray nominated herself for the Chair position. Commissioner Newman supported the nomination. No other nominations for the Chair position were brought forward.

ROLL VOTE: ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

Commissioner Newman nominated himself for the Vice Chair position. Commissioner O’Donnell supported the nomination. No other nomination for the Vice Chair position were brought forward.

ROLL VOTE: Commissioner Godfrey asked everyone in favor to signify by saying “aye”: ALL IN FAVOR, NONE OPPOSED, MOTION APPROVED.

NEW BUSINESS:

A. Annual Report

Marcie Gillette, Community Services Director, gave an overview of the 2022 Annual Report and highlighted Staff and Boards and Commissions accomplishments of 2022.

Commissioner Gray thanked staff for coming out and giving an overview for the Washington Heights Neighborhood Advisory Committee about the Historic District Commission and what they do.

COMMENTS BY THE PUBLIC:

Dr. Tino Smith inquired about the date when his petitions would be presented to the City Commission.

COMMENTS BY THE STAFF AND COMMISSION MEMBERS:

ADJOURNMENT: 4:34 pm.

