



**Shelby Planning Commission  
Public Hearing for Rezoning  
3/24/2021  
7pm via Zoom**

1. Call to Order: 7pm by Matt Koppel

2. Roll Call:       Matt Koppel, Shelby                               Pete Kelly, Shelby  
                      Seth Edenburn, Shelby                             Trish Varney, Shelby  
                      Jamie Polacek, Shelby                                 Lisa Payne, Shelby  
                      Caleb Coulter, New Era

Absent: Duane Vannett

Cindy Rapes

Additional attendees: Bill Glover, Cathy Anderson, Richard Raffaelli

Visitor: Nathan from Williams and Works

Numerous township residents

3. Reason for meeting: To address rezoning of parcels: 012-009-100-10, 012-009-100-12, 012-009-300-01, and 012-009-400-01

4. Public Comments:   Comments from various residents: Some concerns over trespassers, hunters, and the farming in the area, i.e.. Smells, loud noises from tractors, spraying of crops. Concerns were address with the putting up a barrier fence, and having residents and renters sign an affidavit of understanding of the right to farm act.

Other comments: Amy—due to lack of affordable housing this is a great idea.

Jodi—Local employers are very in favor of affordable housing to help employees.

Dan—Affordable housing is greatly needed

Tammy—of the 4 top issues in Oceana County, housing is top, residents moving out or not moving in because of lack of housing.

Brian—100% in agreement with development

Nick—Agrees with need for housing that is affordable

Austin—Business owner sees need for affordable housing in Shelby and Hart Township

Phil—100% fully supports housing development plus increase in tax base

Sean—Location is convenient to downtown, schools, churches. Good chance for stepper-uppers to go from renting to becoming home owners.

John—Step in right direction.

Dan—supports this plan to rejuvenate and revitalize both communities

Trevor—Lives here for work, needs to be more options for people to live close to work

Richard—only 1% available rental housing in Shelby, more taxpayers, more children in schools then numbers go up.

Lisa—Worried about traffic during peak hours coming from development, Road Commission study will be done before construction to determine placement and number of driveways needed.

5. Close public comments

6. Open discussion for Planning Committee: All planning commission members present were in favor of this rezoning to allow the housing development.

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7. Motion to approve the rezoning of these parcels from C-1 Business and AG Agricultural to the R-3 Multiple Family Residential District was made by Caleb Coulter, seconded by Pete Kelly.
8. Discussion followed.
9. Roll call vote: Caleb—yes, Pete—yes, Seth—yes, Trish—yes, Jamie—yes, Lisa—yes, Matt—yes.  
Motion carried
10. Motion by Matt, seconded by Trish to adjourn. Voice vote carried 7-yes, 0-nays  
Motion carried, meeting adjourned 7:50 pm

Respectfully submitted,

Cathy Anderson, Recording Secretary