

Village of Reese
2073 Gates Street, Reese, MI 48757
Planning Commission Meeting
Tuesday, July 07, 2026

Call to Order:

Meeting was called to order at 7:00pm with the Pledge of Allegiance to the Flag.

Roll Call:

Tim Bang – Secretary, Darryl Tafoya, Travis Menapace, Cole Stephens, Adam Ellison – Chairman, David Duke, Mike Hadd – Village Manager / Zoning Administrator
Absent- Mariah Heinlein

Guests:

None noted.

Approval / Adjustments to the Agenda:

Motion made by Tafoya and 2nd by Duke to approve the Agenda of Tuesday, July 07, 2026.
Motion approved.

Adoption of Minutes:

Motion made by Menapace and 2nd by Tafoya to approve Minutes of Tuesday, June 02, 2026. Motion approved.

Public Comments:

None noted.

Communication:

The Planning Commission discussed communications and follow-up items related to the Reese Faith Community Church project. Discussion included questions regarding site plan application, review, and approval process expectations.

The Commission also discussed clarification of alley references on the current land use map and the need to reference Tuscola SGAIS as the source of truth for current map information. The Reese Land Use Map was reviewed, and gaps were identified. It was noted that the current land use map has not been updated since 2016.

The Commission requested Council review of the current land use map and requested discussion with Council to determine plan to outsource and/or update the land use map. This item is to be discussed with Council.

On Going Business:

Review of scheduled Procedural Manual chapters continued, consistent with the July agenda items of Variance, Interpretation, Appeal, and Table of Uses.

- Review of Conditional Use Permits: The Commission reviewed Conditional Use Permit language and discussed the need for clearer explanation of when conditional use review applies, what information must be submitted, and how the review path should proceed once a permit or project application is filed.
- Review of Variance / Interpretation / Appeal process: The Commission reviewed variance-related content and discussed how the Procedural Manual and Michigan Compiled Laws outline the process flow. Which is currently in the Procedural Manual. Discussion included the role of the Zoning Administrator, Planning Commission, Village Council, and Zoning Board of Appeals. The Commission questioned whether certain items have been going directly to the Planning Commission when they may require Zoning Board of Appeals review for interpretations, variances, or appeals. Follow-up discussion with the Zoning Board of Appeals was requested.
- Review of Type of Use section in the Procedural Manual: The Commission discussed the intent of the Type of Use section and requested clearer explanation and additional use examples. The Commission took action to review how P = Principal Uses and Structures, A = Accessory Uses and Structures, and C = Conditional Uses and Structures are defined and applied. Questions were raised regarding where each of these use categories is formally defined.

New Business:

None noted.

Items for Next Meeting:

- Continue review of scheduled Procedural Manual chapters and related Code of Ordinances sections.
- Follow up regarding Council review of the Reese Land Use Map and plan to outsource and/or update the map.
- Follow up with the Zoning Board of Appeals regarding process flow, applications, interpretations, variances, and appeals.
- Review and clarify the Type of Use section, including Principal Uses and Structures, Accessory Uses and Structures, and Conditional Uses and Structures.
- Review procedural flow chart showing the order of review in compliance with MCL 125.3601 & MCL 125.3603 once a permit or project application is filed.

Adjournment:

Motion made by Stephens and 2nd by Menapace to adjourn the meeting at 8:00pm. Motion approved.

Next Meeting:

Meeting scheduled for Tuesday, August 11, 2026, at 7:00 PM at the Village Hall.

Respectfully submitted,
Tim Bang – Secretary
Adam Ellison – Chairman