

**Reynolds Township Planning Commission**  
**May 1, 2025**  
**Meeting Minutes**

**7:00pm Call to Order**

**7:01pm Pledge of Allegiance**

**7:02pm Roll Call**

Members Present: Robert Bergstrom, Ron Baker, Chuck DeLaney, Tom Phinney, Jerry Poprawski.

Members Absent: Randy Sherburne, Matt Westerbink

Also in attendance: Dave Kelsey

Meeting Notes by: Tom Phinney

**7:03pm New Business:**

Review meeting minutes from 02/06/2025

Motion to approve minutes as read: Member Poprawski, supported by Member Baker

Ayes: 5

**7:08pm**

Introduction of Mr. John Bitely of Sable Homes. Mr. Bitely has recently purchased a 40 acres parcel of land in Reynolds Township with the intent to develop it into affordable housing. There is a question on what zoning this property will fall under since it was purchased from Tri County Area Schools and is currently considered public. With commission discussion, members agreed the most likely outcome would be to move it to an R-2 designation as this is what is common in this area of the township, however township board will have to weigh in prior to any commission work.

**7:22pm**

Mr. John Soloway gave us a status update of the Woods & Water development project of M46 (south side of the road), running south of Amy School rd. He supplied updated renderings of the project for review, as well as the parcel split maps. He explained his reasoning for asking the front parcel to be rezoned C-2 (Highway Commercial) without a plan in place. He also stated that if the need for more space on the parcel he wished to be changed to R-3 for infrastructure of the project, he would rework the existing project to accommodate the necessary changes rather than come back to the commission to make changes to the zoning.

**7:44pm**

Motion to approve the change of Parcel B to R-3 by Member Poprawski, supported by Member Baker.

Roll Call Vote:

Ayes: Members Poprawski, DeLaney, Baker, Phinney

Nayes: Member Bergstrom

**7:45pm**

Motion to approve the change of Parcel A to C-2 by Member Phinney, supported by Member Baker

Roll Call Vote:

Ayes: Members Poprawski, DeLaney Phinney, Baker

Nayes: Member Bergstrom

Member Bergstrom stated that he thought a public hearing was needed for this, Member DeLaney stated that we have already had public hearings on this and another should not be necessary. Member DeLaney also stated to Mr. Soloway that this still has to go to the Township Board for final approval.

**Reynolds Township Planning Commission**  
***May 1, 2025***  
**Meeting Minutes**

**7:48**

Member DeLaney gave the commission information on the MTA training video package that was purchased by the Board for our members to use. Everyone on the commission will be added as users to the log in and utilize. He also talked about the Peirson Township Parks and Recreation Plan for 2025-2029 that was sent to us as a courtesy. He encouraged members to take a look at it.

**7:50pm Public Comment**

Mr. Justin Kane addressed the commission and asked about the status of his Rezoning application to allow for a Sawmill on his property. Member DeLaney asked Mr. Kelsey about the status of the Zoning Board of Appeals, and he stated that right now we do not have enough members on our Zoning Board of Appeals to bring his application for review. Member DeLaney stated that there is nothing more the Planning Commission can do for him and his best bet would be to attend the next Township Board meeting.

**7:56pm Planning Commission Comments**

Next regularly scheduled meeting is 08/07/2025

**7:58pm Motion to adjourn the meeting by Member Bergstrom, 2<sup>nd</sup> by Member Poprawski.**

Ayes: 5

Nays: 0

**7:58pm Meeting adjourned.**