

**Reynolds Township Planning Commission**  
**December 4, 2025**  
**Meeting Minutes**

**7:00pm Call to Order**

**7:01pm Pledge of Allegiance**

**7:02pm Roll Call**

**Members Present:** Chuck DeLaney, Thomas Phinney, Jerry Poprawski, Matt Westerbrink, Ron Baker, Logan Dubes, Robert Bergstrom

**Members Absent: None**

**Also Present:** Dave Kelsey, Dave Saucier, Andy Bitley

**7:03pm New Business of Re-zoning parcel: 017-027-008-00 from Public to R-2 Low Density Residential.**

Mr. Andy Bitley of *SABLE HOMES* presented a general overview of the proposed development of the property on the Southeast corner of Amy School Rd. and Dewey Rd. Member DeLaney asked Mr. Bitley to explain the parcel swap with neighboring properties. He explained that he procured a parcel to the east of his property in exchange for a portion of his property to the south.

- Proposed plat map submitted.
- Utilities: Natural Gas, Electric, Internet.
- Roads built to county standards and become public, to be maintained by the county upon completion.
- Well & Septic reviewed and approved by the County Health Department.
- All lots and natural splits meet minimum size required for R2 zoning district.

**7:06pm Open Public Comments**

We had several residents (Names & Addresses below) speak in opposition to re-zoning this parcel from Public to R-2. They expressed that they did not want a development near them. Members of the Commission explained that there is no legal reason to deny the zoning request as this property is no longer able to be classified as public property and all other properties adjacent are R-2. Member DeLaney also stated that as long as Sable Homes meet all requirements, a development is a permitted use in R-2.

Member DeLaney also explained that the Township Board has the final vote on this matter, and all decisions regarding this property follow the Townships Master plan.

List of Residents that spoke

1. Steve Jara 539 Cypress ave
2. Jerry Henkel 20874 Dewey rd
3. Jason Minard 7361 Amy School rd
4. Mark Anderson 801 Cypress Ave
5. Matt Urias 20923 Autumn Dr
6. Douglass Schnicke 20071 Dewey rd
7. Tom Walker 7648 No-nee dr

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**Motion to close public comments by member Poprawski, Second by member Bergstrom.**

AYES:7

NAYES:0

**7:43 pm Open Planning Commission Discussion**

Member Phinney stated that, as he is employed by the school district that sold the property, and to avoid any conflict of interest, he would abstain from voting on this matter.

Motion to approve the re-zoning of parcel: 017-027-008-00 from Public to R-2 Low Density Residential by member Poprawski, second by member Baker.

AYES:6

NAYES:0

ABSTAINED: 1

**Findings of Fact**

- Tri-County Schools listed and sold the parcel via public listings and signage.
- As the parcel in question is no longer owned by the school system "Public" zoning no longer applies and it must be re-zoned.
- Zoning District R2 Low Density Residential matches the surrounding parcels.
- The requested zoning classification is consistent with the Township Master Plan.

**7:46pm Motion to adjourn the meeting by member Baker, second by member Poprawski**

AYES:7

NAYES:0