

CITY OF BELLEVILLE  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
7PM – JUNE 13, 2024  
6 MAIN STREET  
BELLEVILLE, MI 48111

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

2. ROLL CALL

Michael Hawkins – Chair  
Mike Renaud  
Becky Hasen  
John Juriga  
James O’Keefe

Jim Courage  
Mark Kowalski  
Julie Kissel – City Council Rep/Vice-Chair  
VACANCY

3. CITIZEN COMMENTS ON NON-AGENDA ITEMS

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

-May 9, 2024 Regular Meeting

6. PUBLIC HEARING

- Proposed amendment to SECTION 3.1.6B “B-1 LOCAL BUSINESS DISTRICT”, in the City of Belleville Zoning Code to add “Banquet Hall(spaces under 2,500 sq/ft)to the Principal Permitted Uses

7. GENERAL BUSINESS

- A. Amendment to SECTION 3.1.6B “B-1 LOCAL BUSINESS DISTRICT”, in the City of Belleville Zoning Code to add “Banquet Hall (Spaces under 2,500 sq/ft) to the Principal Permitted Uses
- B. Master Plan Review – Discussion

8. CITY MANAGER COMMENTS

9. PLANNING COMMISSIONER COMMENTS

10. CHAIRPERSON COMMENTS

11. CITIZEN COMMENTS

12. ACTION ITEMS FOR NEXT REGULARLY SCHEDULED MEETING

13. ADJOURNMENT

Ordinance No. 2024-005

AN ORDINANCE TO AMEND SECTION 3.1.6B "B-1 LOCAL BUSINESS DISTRICT", IN THE CITY OF BELLEVILLE ZONING CODE TO REVISE THE PRINCIPAL PERMITTED USES.

The City of Belleville ordains:

SECTION 3.1.6B in Chapter 106, "Zoning" in the Code of Ordinances of the City of Belleville is hereby amended to read as follows:

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the conditions in Section 3.8.

- i. General Retail Uses
- ii. Personal service establishment
- iii. Business support services
- iv. Banks, post offices, and other governmental office buildings
- v. Medical office uses
- vi. Municipal offices
- vii. Professional and administrative office uses
- viii. Restaurants
- ix. Banquet Hall (spaces under 2,500 square feet)
- x. Other uses similar to the above uses, as determined by the Planning Commission
- xi. Accessory structures and uses customarily incident to the above permitted uses

This ordinance shall take effect 30 days from the date of its passage.

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**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 9, 2024  
7:00 PM**

A regular meeting of the City of Belleville Planning Commission was called to order at 7:00 P.M., at the Municipal Building, 6 Main Street, Belleville, MI 48111, by Chairperson Michael Hawkins.

**1. Pledge of Allegiance and Moment of Silence**

**2. Roll Call**

|                                |                |
|--------------------------------|----------------|
| Chairperson, Michael Hawkins   | Present        |
| Vice-Chairperson, Julie Kissel | Present        |
| Jim Courage                    | Present        |
| Becky Hasen                    | Present        |
| John Juriga                    | Absent         |
| Mark Kowalski                  | Present        |
| James O'Keefe                  | Present        |
| Mike Renaud                    | Absent/Excused |

**3. Citizen Comments on Non-Agenda Items**

None.

**4. Approval of Agenda**

Motion by Hasen, second by Kowalski to approve agenda as presented.  
Motion carried.

**5. Approval of Minutes**

None.

**6. Public Hearing**

None.

**7. General Business**

A. Special Land Use Request – Mae Ann Photography, 240 E. Columbia Ave.

**MOTION:** Motion by Hasen, supported by Kissel to schedule a Public Hearing for June 13<sup>th</sup> at the next regularly scheduled Planning Commission meeting, pertaining to amendments to Section 3.1.6, B, of the current Zoning Ordinance.

|                                           |     |
|-------------------------------------------|-----|
| ROLL CALL VOTE: Commission Member Courage | Aye |
| Commission Member Hasen                   | Aye |
| Commission Member Kowalski                | Aye |
| Commission Member O'Keefe                 | Aye |
| Vice-Chair Kissel                         | Aye |

## B. Master Plan Review – Jill Baum, Giffels Webster

- ## 8. City Manager Comments

- ## 9. Planning Commissioners comments

- ## 10. Chairperson Comments

- ## 11. Citizen Comments

- ## 12. Action Items for next regularly scheduled meeting

- ### 13. Adjournment

Respectfully submitted by: Briana Hootman, City Clerk/Treasurer