CITY Of BELLEVILLE
PLANNING COMMISSION REGULAR MEETING AGENDA
THURSDAY, AUGUST 13TH, 2026 – 6:30PM(EST)
330 CHARLES STREET, BELLEVILLE, MI 48111

1. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
2. **ROLL CALL**
   CHAIR JIM COURAGE - present
   BECKY HASEN - present
   JOHN JURIGA - present
   RAYTHEON MARTIN - present
   TARA EDWARDS – arrived 2 minutes late, present
   JULIE KISSEL – CITY COUNCIL REP/VICE CHAIR - present
   MARK KOWALSKI – absent, excused
   ALVIS BRIGIS - present
   GERALD KEEDER III – absent, excused
3. **CITIZEN COMMENTS ON AGENDA ITEMS**
   Scott Jones (Belleville Main, LLC) presents his plan for the addition to the Bait Shop; matching exterior, indoor/outdoor bar with new garage doors to offer service; small room to be created for parties and hosting events; keeping existing grass area for additional seating; site plan is not changing; spoke about adding a second story for dining, too cost prohibitive; Commissioners think this is a great idea; Scott asked for an expedited building permit review; agreed to hold a special meeting if approval comes in before next regularly scheduled meeting; keeping 20 bicycle parking spots and 3 EV chargers (6 plugs) for golf carts only; will reconvene with discussion once building plans are approved
4. **APPROVAL OF AND/OR CHANGES TO AGENDA**
   Motion by Kissel, seconded by Martin
   Unanimous approval
5. **APPROVAL OF MEETING MINUTES**
   Motion by Juriga, seconded by Brigis
   Unanimous approval
6. **PRESENTATIONS**
   None
7. **PUBLIC HEARINGS**
   Motion by Kissel, seconded by Martin, for public hearing at 6:41pm
   Unanimous approval
   LAKEFRONT SIGN ORDINANCE
   No public comment
   Motion by Kissel to close the public hearing at 6:42pm, seconded by Brigis
   Unanimous approval

8. **GENERAL BUSINESS**

A. SECOND READING OF THE LAKEFRONT SIGN ORDINANCE (VOTE)

Kissel reads Lakefront Sign Ordinance

Motion by Hasen, seconded by Martin to approve reading, discussion regarding wording of ordinance, "shall" is hard to enforce

Martin offers personal experience from his time with the Belleville Fire Department that this summer, there were two circumstances where having Lakefront Signage with address numbers would've helped the FD expedite response times

Yay: Courage, Kissel, Hasen, Martin, Edwards

Nay: Brigis, Juriga

B. NEW BUILD AT 160 EAST HURON RIVER DRIVE (DISCUSSION)

Discussion of celebration over the purchase of 3 parcels on E Huron River Drive, (combined to 1 parcel); building department waiting on approval from Van Buren Twp's plan reviewers; once building permit application is approved, all systems go for breaking ground

C. 609 MAIN STREET: BAIT SHOP RENOVATION (DISCUSSION)

Chair Courage lays out next actions items for Bait Shop plans for approval; discussion of holding special meeting once approval is granted, proposes two possible special meeting dates

D. SIGN ORDINANCE REVIEW (DISCUSSION)

Kissel plans on preparing a reading at the regularly scheduled meeting in September; review sections of ordinance that are changing only

E. HURON RIVER WATERSHED COUNCIL (GERALD KEEDER)

Gerald was not present, tabled

F. JOINT PLANNING COMMISSION UPDATE

City of Sumpter did not attend the joint planning commission meeting; big topic of discussion was the Los Alamos Data Center in Ann Arbor off Belleville Lake; Ypsilanti Township residents are strongly opposed to the data center

9. **CITY MANAGER COMMENTS**

Mr. Peck starts by offering a text message Nathan Johnson, Belleville's DPW director, sent him with updates to the concrete work at Main and Liberty; old city hall at 6 Main is being utilized by the FD to practice search and rescue; NE part of the old city hall parcel is zoned multi-family residential, hoping to see a developer come in with an idea of retail on the first floor and residential units above; offers the planning commission chance to dictate what will go in; speaks on creating a Neighborhood Enterprise Zone, due to the new build at 160 EHRD; NEC would create incentives for developers when it comes to issuing an RFP (request for proposal); PUD (planned

unit development) would offer mixed use development; reminds everyone the city wide garage sale is September 12th and 13th this year

10. **CHAIR AND PLANNING COMMISSIONER COMMENTS**

    Edwards- September 11th Belleville High School is hosting "100 Years of Band", encouraged residents to attend with current and alumni

    Brigis- encouraged by development; seems we have recovered from Covid after 6 years; advises we should request accumulative review from DTE via MSRB on new data centers; welcome City Manager Peck

    Juriga- objects to the city replacing sidewalk concrete with blacktop; Mr. Peck will follow up with plans to make that right

    Martin- spoke about his interaction with the owner of the old Captain Nemo's on Third Street; it was sold the same day it went up for sale with all the equipment included; building clerk Colleen Wynne offers that from the permits provided to her department, it will become a Mexican restaurant, specializing more in "take and bake" dishes, pans of food to take home and reheat; mentioned we will not officially be over Covid until Meijer returns to being open 24 hours a day; Martin is excited for the FD training at old city hall

    Hasen- asks city manager Peck about Sumpter Rd and Five Points, mentioned the road is terrible, Mayor Voigt from the audience says the contractor will come back through and smooth it out

    Kissel- Atwater Taco is moving forward, closer to opening; Gator looks great; offers that there was a new pediatrician interested in the property one Main Street where the old pediatric office is

    Chair Courage- looking forward to working with City Manager Peck

11. **CITIZEN COMMENTS ON NON-AGENDA ITEMS**

    None

12. **ACTION ITEMS FOR NEXT REGULARLY SCHEDULED MEETING**

    Already discussed

13. **ADJOURNMENT**

    Unanimous approval to adjourn; 7:30pm