CITY OF BELLEVILLE
PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, October 8, 2026 – 6:30pm EST

A regular meeting of the City of Belleville Planning Commission was called to order at 6:30pm at the Municipal Building, 330 Charles Street, Belleville, MI 48111

1. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

2. **ROLL CALL**

Chairperson Jim Courage	present
Julie Kissel – City Council Rep/Vice Chair	present
Becky Hasen	present
John Juriga	absent, excused
Raytheon Martin	present
Gerald Keeder III	present
Mark Kowalski	present
Alvis Brigis	present
Tara Edwards	absent, excused

3. **CITIZEN COMMENTS ON NON-AGENDA ITEMS**
   Scott Jones, representing Belleville Main LLC, appears before the commission once more regarding his plans to renovate and add on to the Bait Shop; there is concern from Hennessey with where the water line(s) are located on the site, Scott does not believe it can be considered a public water system, as he owns the lines and his lines tie into the city's lines; understanding is that EGLE will not allow a public water system under a building; Scott received a $30k proposal to move the water line, which he agreed to, asks the commission to make unconditional approval which would bypass the engineering requirements; commissioners and City Manager Peck go back and forth regarding who has authority to approve what; bottom line is that the main concern is if a water main break were to happen, the access to where old pipe meets new pipe is under the proposed construction site, could possibly cause a sinkhole if not caught and mediated in time

4. **APPROVAL AND/OR CHANGES TO THE AGENDA**
   Motion by Kissel, seconded by Keeder to approve agenda as presented
   Unanimous approval

5. **APPROVAL OF MINUTES – September 10, 2026**
   Motion by Martin, seconded by Keeder, to approve minutes as presented
   Unanimous approval

6. **PRESENTATIONS**
   None

7. **PUBLIC HEARING**
   None

8. **GENERAL BUSINESS**
   Sign Ordinance review – Kissel offers an overview of what is changing in the sign ordinance, discussion on definition of “foot candle” and how to update that to modern language; prohibiting permanent inflatable signs; prohibiting animated digital signs outside of signs that display date, time, weather; adding “designee” next to building official as in enforcement language; planning to return to discussion after legal review at the next meeting

9. **CITY MANAGER COMMENTS**
   Thanks the commission for the good discussion and support in thinking of the future of the city; an RFP went to Council for approval regarding the old city hall site; that site consists of four parcels: one with a Liberty Street address, and three that are currently zoned multifamily residential; Peck foresees residential units with shops on the Main Street corner; mentions the city does not have a ladder truck, so we have to limit expansion; we are looking at the best use of the land, not necessarily looking for the biggest offer; mentions the Denton Rd Bridge has a ribbon cutting ceremony on October 22nd

10. **CHAIR AND PLANNING COMMISSIONERS’ COMMENTS**
    Chair Jim Courage- would like the paper to start writing how many days the bridge has been opened; thanks everyone for their contributions to good discussions
    Vice Chair Julie Kissel- appreciates the work everyone is doing with the sign ordinance; congratulations to Mark on his new build plans for their dream home on Potter; is concerned about the Bait Shop, “not surprising, but distressing”, congratulations to Brady on his first full quarter of working with the city
    Becky Hasen- seconds Brigis’ comments on the Bait Shop
    John Juriga- absent
    Raytheon Martin- proposes every year we hold a Bridge Day, in celebration of it being opened finally
    Gerald Keeder III- none
    Mark Kowalski- enjoys the lights on his drive to work from Atwater Grill (without a candle)
    Alvis Brigis- hopes the Bait Shop issues can be resolved
    Tara Edwards- absent

11. **CITIZEN COMMENTS ON NON-AGENDA ITEMS**
    None

12. **ACTION ITEMS FOR NEXT REGULARLY SCHEDULED MEETING**
    None

13. ADJOURNMENT

Motion by Kissel, seconded by Kowalski to adjourn at 7:47pm
Unanimous approval

Submitted Respectfully by: Colleen Wynne, Building Clerk