

LINCOLN CHARTER TOWNSHIP

PLANNING COMMISSION

Special Meeting

January 5, 2026

Chairman Mike Freehling called the regular meeting of the Planning Commission to order at 6:00 p.m. on Monday January 5, 2026 in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

CALL TO ORDER

ROLL CALL

Present: Mike Freehling, Cassie Frazee, John Baumann, and Marc Florian

Absent: Chris Miller, Andy Barbott, and Eric Kubsch.

Also present: Jim Pheifer, Building Official and Clerk Michael Brown, and Jackie Yearous.

ADDITIONS TO AND APPROVAL OF THE AGENDA – None.

APPROVAL OF MINUTES

Florian, seconded by Baumann motioned to approve the minutes of the regular meeting minutes of November 10, 2025 as e-mailed. No discussion. All Ayes. Motion carried.

DEPARTMENT OF BUILDING SAFETY

The Department of Building Safety, year to date, has issued 8 permits for single family dwellings and 6 permits issued for single family attached dwellings, last year there were 7 permits issued for single family dwellings and 4 permit issued for single family attached dwellings.

This year, house construction values alone totaled \$4,113,240.00. At this time last year, they were at \$3,157,922.00.

In 2025, total construction (building, electrical, mechanical, plumbing) permits for Commercial, Industrial, Agricultural and Residential districts estimated total values are at \$23,126,679.00. In 2024, total construction values were at \$21,726,293.00.

In the month of December, there were 103 inspections made on (building, electrical, mechanical, plumbing, and rentals).

PUBLIC HEARING

The public hearing to consider a request from Green Development Ventures LLC to rezone a 10-acre parcel located at 2039 W Rocky Weed Road Stevensville, Michigan.

(parcel# 11-12-0027-0015-02-4) From AG-Agricultural District to LD-Low Density Residential District started at 6:02 PM.

Mike West from Green Development Ventures explained the proposed project and request to re-zone the identified piece of property from AG to Low Density residential. West detailed they desired to expand the Wyndstone Sub division to the south on a parcel currently zoned Low Density residential and would like to include the additional 10-acre parcel in the development. This would have a proposed access to Rockey Week Road and would bring utilities throughout the development. West had reviewed the Master Plan and low-density residential housing in this region was compatible

Chairman Freeling opened the floor to public comment

Charles Kruggel 1791 Rockey Weed Road was concerned about increased traffic on Rockey Weed Road and desires to retain the agriculture feel of the vicinity.

Phil Knuth 1950 Rocky Weed is concerned about the narrow roadway and crashes on Rocky Weed Road. Also, not in favor of parcels smaller than 5 acres.

Eric Achromowicz 6306 Comisky Road the proposed subdivision is out of character with the larger lots of neighbors. He thought the township previously had made a decision on lot sizes to the south of the current Wyndstone sub-division.

Ben Riedel 2089 Rockey Week Road commented that there are no sub-divisions on all of Rockey Week Road. The development would infringe on his right to farm and hunting on his property along with neighbors. There also was a high-water table and drainage issues on that parcel. He objects to the re-zoning.

Bob Peterson 1947 Rockey Week Road the development would reduce wildlife and cause major traffic concerns on Rockey Week Road. He also commented on additional vehicles travelling at high speeds was likely.

Karis & Michael Blubaugh 2090 W. Rockey Week Road remarked they purposefully purchased home in that region to live in the country. They objected to the re-zoning.

John Holm 2060 W. Rockey Weed Road The current residents in the neighborhood purchased homes for a country lifestyle and objected to the re-zoning.

David Meier 2040 W. Rockey Weed Road commented it's appropriate to see design of sub-division before approval, winter weather the road is treacherous, ditches need configuration, and there are water issues on the property.

John Burg 2012 W. Rockey Weed Road the property should be retained as AG and left as a 10-acre parcel. He has lived there for 25 years and is opposed to the re-zoning. There are lots of bicyclist and walkers and increased traffic would be a problem.

Resident 1978 W. Rockey Weed Road recommended building on the current zoned parcel and leaving this 10-acre parcel.

COMMISSIONER COMMENTS

Florian inquired about development plan did it have an entrance and exit onto W. Rocky Weed Road and could it terminate without that entrance. Also, would the house plans have basements? Mike West from Green Development stated they have planned basements.

Freeling stated the previous Township Board had determined that LD was not desirable south towards Rockey Weed Road.

Florian remarked he needed a better understanding of the project before considering the re-zoning request.

Frazee commented that traffic concerns were understandable and she has experienced the current narrowness of the roadway and high volume at certain times.

The Public Hearing concluded at 6:32 PM.

Florian moved to postpone the re-zoning request until the next scheduled planning commission meeting, Baumann seconded the motion.

Discussion Commissioners thanked the public for expressing their concerns and hoped the developer gained information and understanding for their development plan. Commissioners also stated their decisions are passed onto the Township Board for final approval.

Roll Call Vote

Baumann – Yes.

Frazee – Yes.

Florian – Yes.

Freehling Yes.

Motion carried

PUBLIC COMMENTS

Multiple residents expressed concerns over the final plan if the re-zoning was approved.

CORRESPONDENCE None

ADJOURNMENT

There being no further business, the meeting adjourned at 6:56 p.m. The next scheduled planning commission meeting will be held on February 2, 2026 at 6:00 p.m.