

Council Chamber  
Henry L. Brown Municipal Bldg.  
One Grand Street  
Coldwater, Michigan



April 3, 2023  
5:30 p.m.  
(517) 279-9501  
[www.coldwater.org](http://www.coldwater.org)

## PLANNING COMMISSION MINUTES REGULAR MEETING

### ROLL CALL

Chairman Garn called the meeting to order with the following Commissioners present: Jeff Budd, Andrew Cameron, Jessika Cole, Salwa Alsuraimi, Chris Stevens and Councilmember Michael Beckwith.

**Members Absent:** Mayor Kramer and Patty DeGroot.

**Commission Action:** Motion by Commissioner Budd, seconded by Commissioner Cole, to excuse the absence of Mayor Kramer and Commissioner DeGroot, as presented.

Ayes: 7

Nays: 0

Motion carried.

**Others present:** Dean Walrack, Jake Vanboxel, Jesse Smith, Harold Jenkins, Megan Angell, Paul Jakubczak, Shauna Chávez; Don Reid, Kim Scott, Frank Renaldi, Louise Collins, April Rose, Suzette Arnold, Louise Arnold, Jim Knaack, Amy Taylor, Rob Tomasic, Katrina Rubin, Sherry Enos, Kristi McFarland, plus ten others.

1. Minutes of the Regular Meeting of March 6, 2023.

**Commission Action:** Motion by Commissioner Cole, seconded Commissioner Alsuraimi, to approve and place on file the minutes of the Regular Meeting of March 6, 2023, as presented.

Ayes: 7

Nays: 0

Motion carried.

### **PUBLIC COMMENTS** (unrelated to items on the agenda)

- None.

**PUBLIC HEARING**

2. SUP23-01 Special Land Use- Manufactured Home Park at Seeley St./175 N. Michigan Ave.

Chairman Garn opened the public hearing at 5:40 p.m.

SUP23-01 A request from MI Trail Tree Village Property, LLC to consider a Special Land Use Permit for the construction and operation of a 78 - unit Manufactured Home Park expansion at the vacant 17.86 acres parcel located between Seeley St. and Smith St., Coldwater, MI.

A special land use permit is required for this project by Section 3.1.1.C of the Zoning Ordinance. Section 6.2 (Special Land Uses chapter) of the Zoning Ordinance states that: "The Planning Commission shall review the particular circumstances of the special use application under consideration in terms of the following standards and shall approve a special use only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Zoning Code."

Kim Scott & Frank Renaldi, representatives of Cambria Communities were on hand to answer commissioners' questions.

Public Comments:

- Email comments from residents (Attached in Addendums A-F)

In opposition - Mayra Aburto, Kathy Cotton, Kristi McFarland, Kathy Motes and John Wellet.

In Favor - Karen Klein,

- Residents who spoke in opposition - April Rose, Louise Collins, Suzette Arnold, Louise Arnold, Jim Knaack, Amy Taylor, Rob Tomasic, Katrina Rubin, Sherry Enos and Kristi McFarland.

**Commission Action:** Motion by Councilmember Beckwith, seconded by Commissioner Stevens, to allow Louise Collins two additional minutes of public comment, as presented.

**Commission Action:** Motion by Councilmember Stevens, seconded by Commissioner Budd, to allow Jim Knaack two additional minutes of public comment, as presented.

Notices were mailed to properties within 300 feet and a public hearing notice was published in the Coldwater Daily Reporter on March 16, 2023 as required by law.

April 3, 2023

Commissioner Garn closed the public hearing at 6:34 p.m.

### **END OF PUBLIC HEARING**

**Council Action:** Motion by Commissioner Cole, seconded by Commissioner Cameron, to approve SUP23-01 Special Land Use- Manufactured Home Park at Seeley St./175 N. Michigan with the conditions listed below, as presented.

- A stormwater management plan must be submitted, reviewed, and approved by the City of Coldwater.
- A Soil Erosion and Sediment Control Plan and Permit Application must be submitted and approved by the City of Coldwater.
- The Seeley St. access must be relocated to the northeast of this site.
- The dumpster location must be relocated away from adjacent single-family residential properties.
- A vegetative buffer of evergreen trees must be installed along the adjacent single-family residential properties.
- Sidewalks must be extended from Thompson Blvd. to the eastern extent of the site.
- The final Site Plan must be reviewed by the Coldwater Planning Commission at a public meeting.

### **OLD BUSINESS**

- None.

### **NEW BUSINESS**

- None.

### **COMMUNICATIONS**

- None.

### **ADMINISTRATOR'S REPORT**

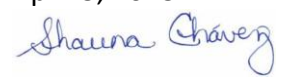
3. Planning & Zoning Administrator Report – April, 2023.

**Commission Action:** None, informational only.

**ADJOURNMENT** – Next Meeting Monday May 1, 2023.

Noting no other business to come before this Commission, Chairman Garn, adjourned the meeting at 6:56 p.m.

April 3, 2023

A handwritten signature in blue ink that reads "Shauna Chávez". The signature is written in a cursive style with a large, looping 'S' and a distinct 'Z' at the end.

Shauna Chávez  
City Clerk,CMC

## Mobile Home on Smith St

Walrack, Dean <dwalrack@coldwater.org>

Sat 4/1/2023 6:23 PM

Cc: mayra\_aburto@hotmail.com <mayra\_aburto@hotmail.com>; Baker, Keith <kBaker@coldwater.org>; VanBoxel, Jake <jvanboxel@coldwater.org>; Chavez, Shauna <schavez@coldwater.org>

Good evening Planning Commissioners,

I am forwarding a public comment which was received regarding Monday's Special Land Use request for the Trail Tree Village expansion. I will also read this comment aloud at the meeting once the Public Hearing has been opened.

Thank you,

Dean

On Mar 27, 2023, at 5:16 PM, Mayra Aburto <mayra\_aburto@hotmail.com> wrote:

Greetings, Mr. Kramer,

As a concerned citizen, I would like to take a few minutes of your time to express my concern about the expansion of the trailer park behind my home on Smith St.

My husband, my two kids and I bought the house on 179 Smith St. in 2014. We have never had any issues with our past and current neighbors. We love our home and the area that we are in.

With the expansion of the mobile home park, these are my concerns.

- Traffic is getting busier and crazier, with more people/families moving to the area due to jobs and housing. My house is right on a corner where it makes me think will be an entrance/exit for the mobile park. This makes me wonder about the safety of my kids and home in general on a 24/7 basis.
- Fence – with the expansion of the mobile home park and the safety concerns comes to the idea of fencing my home. This will come with an unexpected out-of-budget expense.
- Overall safety – please understand that even with a background check requirement, it is hard for mobile home parks to manage who and how many people are leaving per home. Per previous experience working with companies that pay employees for housing, I can tell you that sometimes they can house 8 to 10 per home when the home only allows 2-4 people per home. Somehow People can manage how to get away with it.

I plan on attending the commission meeting on the 3<sup>rd</sup>, where I can probably address my concerns in person.

Respectfully,

Mayra Aburto

Dean Walrack, AICP  
GIS Coordinator 517-279-6933  
Interim Planning & Zoning Administrator 517-279-6926

## Expansion of Trail Tree Village

Walrack, Dean <dwalrack@coldwater.org>

Sat 4/1/2023 6:19 PM

Cc: kathycotton1@yahoo.com <kathycotton1@yahoo.com>; Baker, Keith <kBaker@coldwater.org>; VanBoxel, Jake <jvanboxel@coldwater.org>; Chavez, Shauna <schavez@coldwater.org>

Good evening Planning Commissioners,

I am forwarding a public comment which was received regarding Monday's Special Land Use request for the Trail Tree Village expansion. I will also read this comment aloud at the meeting once the Public Hearing has been opened.

Thank you,

Dean

----- Forwarded Message -----

**From:** "Kathy Cotton" <kathycotton1@yahoo.com>

**To:** "kathycotton1@yahoo.com" <kathycotton1@yahoo.com>

**Sent:** Sat, Apr 1, 2023 at 3:16 PM

**Subject:** Expansion of Trail Tree Village

Dear Mayor, City Council, City Manager

The expansion of Trail Tree is of great concern to those of us here in my neighborhood on Smith Street. Our concerns are more traffic, more noise, lots of people living in a concentrated area. We have many people that use the street as there are not sidewalks. Kids and adults that walk. Bike riders. Motorized wheelchairs all use the street which is already too busy and now a couple hundred more cars will be added to that.

Another concern is the growth of Coldwater. With 2 plants going up in Sturgis, a big plant in Marshall and one in Battle Creek, people will be looking for houses. I heard projected incomes will be around \$100,000.00 a year at a couple of these plants. These people will be looking for housing but they will be looking to purchase a home. One that they own with a yard big enough for kids to play backyard ball and have others over for BBQ's. A place to put up a hoop or volleyball net or both. They will be looking for the American Dream of home ownership.

Now looking at the city of Coldwater it would benefit the city to have private homes from a property tax point of view. Compare that to the proposed park expansion. Money for improvements, money for schools, money for city operations as this city grows. Private single family homes are a win/win for the people looking for a home and for the city of Coldwater.

Coldwater is an attractive community with good schools, shopping and recreation. We are so conveniently located to I-69, the Indiana toll road and I-94. Lets not give people a reason to move somewhere else by not having the home that they are looking for.

Sincerely,

Kathy Kovals Cotton  
183 Smith St

Coldwater, MI  
517-278-6349

Dean Walrack, AICP  
GIS Coordinator 517-279-6933  
Interim Planning & Zoning Administrator 517-279-6926



## Fw: Trail Tree Propised Expansion

Walrack, Dean <dwalrack@coldwater.org>

Mon 4/3/2023 3:48 PM

Cc: Frank Renaldi <frenaldi@gowightman.com>;kscott@cambiomhc.com <kscott@cambiomhc.com>;Baker, Keith <kBaker@coldwater.org>;VanBoxel, Jake <jvanboxel@coldwater.org>;Chavez, Shauna <schavez@coldwater.org>;Kristi McFarland <bustoramish@gmail.com>

Good afternoon Planning Commissioners,

I am forwarding a public comment which was received regarding Tonight's Special Land Use request for the Trail Tree Village expansion. I will also read this comment aloud at the meeting once the Public Hearing has been opened.

Thank you,

Dean

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**From:** Kristi McFarland <bustoramish@gmail.com>

**Sent:** Monday, April 3, 2023 3:33 PM

**To:** Walrack, Dean <dwalrack@coldwater.org>

**Subject:** Re: Trail Tree Propised Expansion

Sorry Dean, I know your Dad Lloyd.

Thank-you!

On Mon, Apr 3, 2023, 3:31 PM Kristi McFarland <[bustoramish@gmail.com](mailto:bustoramish@gmail.com)> wrote:

Hi Lloyd,

My name us Kristi McFarland (maiden name is Shaw). Not sure if you remember me! We just moved into a new house on the east side of Thompson Blvd (56). We did not receive a notice about the expansion but I heard about it from a neighbor. Not sure that it matters now but do you know why we would not have received a notice? Needless to say we are not very happy about this. We so love the woods behind us. I am planning on coming to the meeting tonight. I know it may not matter but would like more information for sure.

Thank-you for your time Lloyd and hope to see you tonight!

Take care!

Kristi McFarland

**CAUTION:**

This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

## Fw: Trail Tree Trailer Park Expansion

Walrack, Dean <dwalrack@coldwater.org>

Mon 4/3/2023 3:05 PM

Cc: callahankm@hotmail.com <callahankm@hotmail.com>;Chavez, Shauna <schavez@coldwater.org>;VanBoxel, Jake <jvanboxel@coldwater.org>;Baker, Keith <kBaker@coldwater.org>

Good afternoon Planning Commissioners,

I am forwarding a public comment which was received regarding Tonight's Special Land Use request for the Trail Tree Village expansion. I will also read this comment aloud at the meeting once the Public Hearing has been opened.

Thank you,

Dean

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**From:** Kathy Motes <callahankm@hotmail.com>

**Sent:** Monday, April 3, 2023 2:55 PM

**To:** Walrack, Dean <dwalrack@coldwater.org>

**Subject:** Trail Tree Trailer Park Expansion

My husband and I would like to go on record as being against the expansion of the trailer park onto Seeley St. We live at 82 Seeley St and have several objections:

1. Property values will go down with a trailer park that close.
2. Traffic is already bad on Seeley St due to 3 schools (KCC, Career Center, Pansophia) and factories on Michigan Ave. Adding a drive for the trailer park on Seeley St will only increase the traffic that already uses Seeley St as a race track.
3. I expect the new homes (\$300,000 to \$400,00) being built on Thompson Blvd will be hard to sell with a trailer park in their back yard.
4. Wildlife habitat - we often see deer, possum, even fox on the proposed build site. This is one of the few places within the city limits where wildlife remains.
5. Proposed dumpster site backing up to the houses on Thompson Blvd will breed insects and rodents, and cause litter problems.

Thank you for your attention to this matter.

Kathleen and Henry Motes

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## Fwd: Manufactured Home Expansion

Walrack, Dean <dwalrack@coldwater.org>

Tue 4/11/2023 10:32 AM

To: Chavez, Shauna <schavez@coldwater.org>; VanBoxel, Jake <jvanboxel@coldwater.org>

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**From:** John Wellet <jawellet@icloud.com>

**Sent:** Monday, April 3, 2023 4:35:30 PM

**To:** Walrack, Dean <dwalrack@coldwater.org>

**Subject:** Manufactured Home Expansion

Hi Dean, I don't think I'm going to be able to make the meeting, but can I give you input on the proposed manufactured home 76 units between Thompson Boulevard and trail tree.

I am not in favor of the 76 units there has been issues with the police and trail tree and if we have 76 units there with access Smith Street and Seeley there's going to be a lot of traffic and maybe even more police action there one possible solution could be may be half the units 30 to 34 and have a buffer between the new houses on Thompson And the manufactured home units with only access in an out on Smith Street

That way it would give a buffer between the homes and the manufactured homes and one access in and out especially for police issues as there have been at trail tree.

In the end I am not in favor of this expansion, it will hurt the home values of the neighborhood as well as bring more police involvement.

Thanks

John Welet

Sent from my iPhone

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## Meeting this evening

Karen Klein <kleinmedical@yahoo.com>

Mon 3/27/2023 4:07 PM

To: Walrack, Dean <dwalrack@coldwater.org>

Re: Trail Tree expansion

1. Excellent plan to add more housing options!
2. Are there any tornado shelters for the homes?
3. Sidewalk to connect to Wright and to Thompson Blvd. Recommend a design that would prevent motor vehicles to pass through.
4. Drainage if woods are soggy.

Thanks for your consideration!

Sincerely, Karen Klein Ludwick

62 Thompson Blvd

Ph [517-462-0640](tel:517-462-0640)

### **CAUTION:**

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