

**VILLAGE OF CAPAC
REGULAR PLANNING COMMISSION MEETING
OFFICIAL MINUTES
HELD AT THE AMERICAN LEGION HALL
115 N. MAIN ST., CAPAC, MI 48014
WEDNESDAY, MARCH 6, 2024
AT 7:00 P.M.**

PRESENT: Members: Joshua Nemecek, Janice Schoenherr, James Vargo, Tony Vigiletti, Patrica Weyrauch, and Village Clerk LeAnn Brewer.

ABSENT: Maria Baden

PUBLIC: Chad Chisholm, Village President Debrah Hlubic, Village Manger Travis Youatt

CALL TO ORDER:

Village Clerk LeAnn Brewer called the meeting to order at 7:00 P.M.

APPROVAL OF AGENDA:

Vargo moved, Schoenherr seconded, to approve the March 6, 2024 agenda as presented.

6 votes in favor, 0 Opposed. Motion carried.

APPROVAL OF DECEMBER 6, 2023, AND JANUARY 3, 2024 MINUTES:

Vargo moved, Schoenherr seconded, to approve the December 6, 2023, and the January 3, 2024 meeting minutes as presented.

6 votes in favor, 0 Opposed. Motion carried.

PUBLIC COMMENTS:

None

NEW BUSINESS- NEW PLANNING COMMISSION MEMBERS:

New members Patricia Weyrauch and Joshua Nemecek were welcomed to the board by the members of the Planning Commission.

ELECTION OF NEW OFFICERS:

Weyrauch moved, Vigiletti seconded, tabling the election of new members until every Planning Commission member was present.

6 votes in favor, 0 Opposed. Motion carried.

UNFINISHED BUSINESS:

MASTER PLAN REVIEW & UPDATE:

Planning, mapping, and data collection would all be part of the process of building a new master plan, according to Planning Commission Member James Vargo.

Members of the Planning Commission discussed the long-range objectives of the Master Plan, which offers a framework for growth and development and the community's desired direction for the future. Also, discussion of where the community has been, where the community wants to go, and how the community plans to get there.

The Master Plan will be crucial in defining the kinds of development that the Capac community wants. Future land use development will be subject to a rigorous review process to ensure that it aligns with contemporary development trends. Additionally, the South Capac Road corridor from I69 will be redesigned to create a more welcoming first impression of Capac, complete with new street lighting, signage, and landscaping.

In order to help create a vision for the plan, each member of the Planning Commission identified problems and potential solutions. They also talked about ways to develop infrastructure, maintain the charm of a small country town while updating it, attract successful businesses to the business district, and increase the number of jobs and housing units.

REVIEW & UPDATE ZONING ORDINANCE CHAPTER 30 SEC. 30-9 MOBILE HOME:

No discussion

UPDATE SITE PLAN REQUIREMENTS AND FEE SCHEDULES:

No Discussion

SIGN-ORDINANCE:

No Discussion

CONTINUING EDUCATION:

Planning Commission Member James Vargo mentioned the upcoming Citizen Planner Designation classes that will be offered through St. Clair County.

VILLAGE COUNCIL REPORT:

None

PLANNING COMMISSION CHAIRMAN REPORT:

None

PLANNING COMMISSION BUSINESS:

None

ADJOURNMENT:

Weyrauch moved, Vargo supported to adjourn the March 6, 2024, Planning Commission Meeting at 7:55 p.m.

6 votes in favor, 0 Opposed. Motion carried.

LeAnn J. Brewer
Village Clerk