

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION MEETING
September 2, 2025**

Meeting called to order at 7:00 p.m. by Commissioner Wyatt

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Binder, Genovesi, Grimes, Krueger, Henry, Wyatt.

Commissioners absent: Branoff, Campbell, Melen

Staff present: Adam Zettel, City Manager, Renee Kraft, City Clerk.

Others present: None

Others Virtually Present: None

APPROVAL OF AGENDA:

Resolution No. 250902-01

(Carried)

Motion by Planning Commission Member Henry
Second by Planning Commission Member Krueger

I Move the Swartz Creek Planning Commission approves the agenda for the September 2, 2025, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MINUTES OF February 4, 2025

Resolution No. 250902-02

(Carried)

Motion by Planning Commission Member Krueger
Second by Planning Commission Member Grimes

I Move the Swartz Creek Planning Commission approves the Minutes for the February 4, 2025, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

MEETING OPENED TO THE PUBLIC: None.

BUSINESS:

REVIEW/TRAINING OF LANDSCAPING ORDINANCE:

City Manager Adam Zettel discussed the City of Swartz Creek's ARTICLE 20, Landscaping Ordinance and changes that could be made. He showed examples of good and bad landscaping, using GIS. Also discussed was the Intent and scope of requirements, general and specific landscaping requirements, as well as types of trees in certain areas. Mr. Zettel also suggested everyone look at Franklin, Tennessee. He described how Springhill, TN got the plant, yet Franklin got all the housing (money), and the landscaping is top notch. There was discussion on putting something in writing that encourages obtaining approval before planting trees and shrubs in the right-of-way. Mr. Zettel mentioned October or November for the next Planning Commission meeting.

Some suggestions for minor changes would be:

1. Page 17-add "A" to Multiple-Family/Industrial.
2. Pages 3 & 7-Fire hydrant setback, 5' or 15'

MEETING OPENED TO THE PUBLIC: None.

REMARKS BY PLANNING COMMISSION:

Commissioner Binder stated that it would be hard seeing golf carts on Bristol Road with motorcycles doing 60. It would be dangerous to have golf carts go down that far.

Commissioner Krueger: New strip mall in Clayton Township seems high.

Commissioner Wyatt: His daughter would like to see more places for kids to hang out.

Commissioner Genovesi: Hopes there are no complaints about her house.

Adjourn

Resolution No. 250902-03

(Carried)

Motion by Planning Commission Member Krueger
Second by Planning Commission Member Binder

I Move the Swartz Creek Planning Commission adjourns the September 2, 2025, Planning Commission meeting.

Unanimous Voice Vote
Motion Declared Carried

Meeting adjourned at 8:08 p.m.

Betty Binder, Secretary