

Village of Bellaire

PLANNING COMMISSION

Commissioners:

Patrick Boyd Fred Harris Don Seman Christine Langdon Daniel Wilson

Posted: April 8, 2026

PLANNING COMMISSION MEETING MINUTES

April 7, 2026

5:00 PM

I. Call to Order: The meeting was called to order at 5:00 PM.

II. Roll Call – Attendance:

Present: Fred Harris, Christine Langdon, Patrick Boyd, Daniel Wilson

Absent: Don Seman

Staff Present: Angela St. Pierre, Clerk / Zoning Administrator

III. Approval of Agenda: The agenda was approved as approved as amended with the addition of new business item F) Mobile Food Vending.

Motion by Harris, seconded by Wilson to approve the agenda as amended. Motion carried by voice vote.

IV. Approval of Minutes – October 7, 2025: The minutes of the October 7, 2025 meeting were approved as presented.

Motion by Boyd, seconded by Harris to approve the minutes of the October 7, 2025 meeting as presented. Motion carried by voice vote.

V. Conflict of Interest: None presented.

VI. Public Comment: None presented.

VII. Unfinished Business: None presented.

VIII. New Business

a. SUP 402 N Bridge-Food Processing and Eating and Drinking Establishment w/o Drive Through

- **Opening of Public Hearing:** The public hearing was opened at 5:03pm.

- **Public Comment:**

1. The applicant was present to speak regarding the request.
2. Sheryl Eby provided a written letter (*attached and incorporated herein to these minutes is the provided written letter*) and voiced some concerns with the application and requested clarification.
3. A Richardi Street Resident also requested some clarifications but was neither for nor against the application.
4. The applicant was able to provide answers to the concerns and clarifications requested.

- **Close the Public Hearing:** The public hearing was closed at 5:15pm.

- **Deliberations:** Deliberations began with reading the specific findings of fact under section 7.03 and section 6.05 of the Village of Bellaire Zoning Ordinance.

***Attached and incorporated herein to these minutes is the signed Decision and Order dated April 7, 2026.**

Motion by Boyd, seconded by Harris that the Special Use Permit for a Commercial Use Food Processing Services and Eating and Drinking Establishment (w/o drive through) located at 402 N Bridge, Bellaire, Michigan (Parcel Number 05-46-250-026-00) be granted based upon findings of fact and pursuant to the following conditions if any. (Conditions 1. Receive all applicable State and Federal permits prior to start of construction. 2. Bellaire District Fire Chief to review site plan and approve it in writing. 3. Request that a statement be posted on reservation website to request participants to park on M-88.) Yes: Boyd, Harris, Langdon, Wilson. Absent: Seman. Motion carried.

Village of Bellaire

PLANNING COMMISSION

Commissioners:

Patrick Boyd

Fred Harris

Don Seman

Christine Langdon

Daniel Wilson

- b. **Election of Officers-** Nomination by Boyd for Daniel Wilson as chairperson.

Motion by Boyd, seconded by Harris for Daniel Wilson to be chairperson. Motion carried by voice vote. Wilson abstained.

Nomination by Langdon for Patrick Boyd as vice-chairperson.

Motion by Langdon, seconded by Wilson for Patrick Boyd to be vice-chairperson. Motion carried by voice vote. Boyd abstained.

- c. **Meeting Dates-** Proposed meeting dates: July 14, 2026; October 13, 2026; January 12, 2027; and April 13, 2027 (annual meeting)

Motion by Boyd, seconded by Wilson to approve the meeting dates as presented. Motion carried by voice vote.

- d. **Bylaws-** There have been no changes to the bylaws, this is the annual review and approval.

Motion by Boyd, seconded by Wilson to accept the bylaws as presented. Motion carried by voice vote.

- e. **Master Plan Review:** There was a general discussion on the Master Plan and statistical/demographic information that may not be accurate since 2018-2019 when created. General discussion continued on the importance of these types of documents being up to date and properly reflecting the goals of the village. It was discussed to have members take the things discussed into consideration and review the Master Plan again at the next scheduled meeting to compare notes and see if any amendments are necessary.

No action.

- f. **Mobile Food Vending-** A general discussion was held concerning how to make mobile food vending more accessible to mobile food vending businesses and how to make the process easier. It was explained that the process has been made far simpler in the last two years and that applicants can request daily, monthly, and yearly permits for the premises they are applying for. It was determined that no changes are suggested at this time.

No action.

IX. Correspondence/Reports: None presented.

X. Member/Public Comment: None presented.

XI. Adjourn: The meeting was adjourned at 5:54 PM.

Minutes compiled by:

Angela St. Pierre, Zoning Administrator

Minutes are subject to approval.

Approved: _____

Date: _____