



**CITY OF LAKE CITY
PLANNING COMMISSION
PUBLIC HEARINGS & REGULAR MEETING AGENDA
MONDAY, AUGUST 31, 2026
CITY HALL – COUNCIL CHAMBERS
115 W. JOHN STREET
LAKE CITY, MI. 49651**

5:30 P.M. – PUBLIC HEARING

321 Logan Street – Front Yard Setback Variance

- 1. Call Public Hearing to Order - Chairman**
- 2. Introduction of Public Hearing**
 - Purpose of the hearing
 - Property address: **321 Logan Street**
 - Request: **Variance from the required front yard setback**
 - Proposed front yard setback: **22 feet**
- 3. Staff/Administrator Presentation**
 - Review of application
 - Applicable zoning requirements
 - Staff comments and recommendation, if applicable
- 4. Applicant Presentation**
- 5. Public Comment / Public Testimony**
 - Comments limited to the variance request for 321 Logan Street
- 6. Planning Commission Questions and Discussion**
- 7. Close Public Hearing - Chairman**
- 8. Action on Variance Request**
 - Motion to approve, approve with conditions, deny, or table, as appropriate
- 9. Adjourn Public Hearing**

5:45 P.M. – PUBLIC HEARING

251 West Lincoln Street

- 1. Call Public Hearing to Order - Chairman**
- 2. Introduction of Public Hearing**
 - Purpose of the hearing
 - Property address: **251 West Lincoln Street**
 - Description of variance/request: _____
- 3. Staff/Administrator Presentation**
 - Review of application
 - Applicable zoning requirements
 - Staff comments and recommendation, if applicable
- 4. Applicant Presentation**
- 5. Public Comment / Public Testimony**
 - Comments limited to the variance request for 251 West Lincoln Street
- 6. Planning Commission Questions and Discussion**
- 7. Close Public Hearing - Chairman**
- 8. Action on Variance Request**
 - Motion to approve, approve with conditions, deny, or table, as appropriate
- 9. Adjourn Public Hearing**

6:00 P.M. REGULAR PLANNING COMMISSION MEETING

- 1. Call to Order - Chairman**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Previous Meeting Minutes (August 5, 2026)**
- 5. Public Comment**

Comments concerning matters not otherwise scheduled for a public hearing or specific agenda item.

6. Old Business

7. New Business

- Matters carried forward from the public hearings, if any
- Other Planning Commission business

8. Planning & Zoning Reports

9. Planning Commission Discussion

- Current planning and zoning matters
- Pending applications
- Ordinance/planning matters
- Future agenda items

11. Correspondence / Communications

12. Member Comments

13. Adjournment



CITY OF LAKE CITY
PLANNING COMMISSION HEARING

MINUTES

AUGUST 5, 2026 - 5:30 p.m.
COUNCIL CHAMBERS
115 W. John Street
LAKE CITY, MI 49651

1. Call to Order

Acting Chairman James Smith called the Special Meeting of the Lake City Planning Commission to order at 5:35 p.m.

2. Roll Call

Present: James Smith, Mel Zimmerman, Pat Smith, Ray Vasser (Ordinance Officer)
Absent: Robyn Niles, Cheryl Sellers Seger, Craig Ardis, Don Duddles

3. Approval of Agenda

Motion by James Smith, supported by Pat Smith, to approve the agenda as presented.

Motion carried, 4-0.

4. Public Hearing – Variance Request

Motion by James Smith, supported by Pat Smith, to temporarily recess the regular meeting and open the public hearing on the variance request.

Motion carried, 4-0.

Ray Vasser presented the variance request, including a site diagram, requesting approval of 38% lot coverage, which exceeds the maximum permitted lot coverage by 8%. Mr. Vasser explained that although the percentage exceeded the ordinance standard, the overall building footprint would remain substantially the same as the existing house, boathouse, and garage.

The Commission received two letters of support from neighboring property owners.

Commissioner Zimmerman asked what was being adjusted and why the ordinance allowed for consideration of a variance. Mr. Vasser provided an explanation of the purpose of zoning ordinances and the role of the Planning Commission in reviewing variance requests when unique circumstances exist.

There being no further comments, James Smith moved, supported by Pat Smith, to close the public hearing and reconvene the regular meeting.

Motion carried, 4-0.

5. Commission Action

Motion by Pat Smith, supported by Mel Zimmerman, to recommend approval of the variance request as presented and forward the recommendation to the City Council for consideration at its next meeting.

Motion carried, 4-0.

6. Adjournment

Motion by James Smith, supported by Mel Zimmerman, to adjourn the meeting.

Motion carried, 4-0.

The meeting adjourned at 5:47 p.m.

 8/6/2026

Acting Secretary Date