

**VILLAGE OF HONOR
PLANNING COMMISSION
DRAFT MINUTES
June 4, 2025**

- I. Open Meeting with Roll Call: 5:32 pm
Present (Commission): J. Goldman (Chair), R. Naulty (Planner), J. Theobald, H. Brushaber, A. Powers, B. Wildie
Absent: M. Smith (Recording Secretary)
- II. Pledge of Allegiance
- III. Approval of Minutes of May 7, 2025, Meeting (The Commission did not meet in April.)
Motion to approve: Theobald
Second: Powers
Motion approved unanimously.
- IV. Approval of Agenda
Motion to approve: Brushaber
Second: Theobald
Motion approved unanimously.
- V. Public Input (limited to 3 minutes per speaker): None
- VI. Old Business
 - A. Short-Term Rental (STR) Ordinance Status: The ordinance was presented for acceptance by the Village Council on May 5. There was no support for the motion. A member of the public spoke harshly about the ordinance suggesting this was being done hastily. (NOTE: The PC has been working on this issue for 3 years and has held a public hearing about the proposed ordinance – 3 people attended in person, and one sent written comments.) Naulty will check of the Village's status under the Homestead Township STR ordinance.
 - B. Noise Ordinance for the Village of Honor: This issue was tabled. It was thought that hours for operation and decibel levels could be established when issuing construction land use permits.
 - C. Update Zoning Ordinance: The PC will focus on these issues in order: Esthetic, Maintenance, and Blight Issues; Signage; Lower Minimum Square Footage/Tiny Houses; and Accessory Dwelling Units.
 - D. Sweet's Land Use Permit Update: The owner decided not to apply for a Land Use Permit as he reevaluated his plans.
 - E. Training for PC and ZBA on Blight: Naulty plans a ZBA training for the Village Council; may schedule Blight training later.
 - F. Master Plan Update: Naulty will ask contractor for update.

VII. New Business

- A. Considering Zoning Ordinance Changes Without Consultant: The Village Council is reluctant to spend the money for a consultant to update or revise the Zoning Ordinances. A presentation in May estimated the cost to be about \$15,000 to \$20,000 depending on the specific tasks required. He noted that there may be grants available from the Michigan Housing Development Authority and his firm would help the Village prepare its application.
- B. Grant Research for Updating Zoning Ordinance: Naulty and other PC members will search for grant opportunities to pay for revising/updating the Zoning Ordinance. Suggestions should be sent to Naulty.

VIII. Correspondence: None.

IX. Public Input: None.

- X. Motion to adjourn: Wildie
Second: Theobald
Motion approved unanimously.

XI. Meeting adjourned at 6:25 pm.

Respectfully submitted,
Jana Goldman
Chair, acting as Recording Secretary

Next Meeting Date: The next regular Planning Commission meeting is July 2, 2025, at 5:30 pm.