

**VILLAGE OF LAKEVIEW  
PLANNING COMMISSION MINUTES  
AUGUST 26, 2020**

Chairman Leppink called the Planning Commission Meeting to order at 6:00 P.M.

Members Present: Lane Leppink, Dave Lund, Craig Farrell, Allan Griffith, and Chad Lincoln.

Members Absent: Ed Winter and Lynn Saxton.

Also Present: Manager Dood and Melissa King

Lund moved and Lincoln seconded to approve agenda as amended. Motion carried.

Public Comments: Kitty Smith, 509 Fourth Street addressed owners of 231 Fourth Street regarding what will the AFC home do to property values. She asked owner to describe an AFC Residence.

Lincoln moved and Farrell seconded to approve Planning Commission Minutes for November 18, 2019 as presented. Motion carried.

Business

Public Hearing for the 231 Fourth Street Variance for an Adult Foster Care home.

Lund moved and Lincoln seconded to open Public Hearing at 6:11 PM. Motion carried.

Jodi Nowak, owner, gave a brief presentation on why she is passionate about opening an AFC home.

Kitty Smith asked questions about rules the residence of the AFC facility will have.

Steve Case, 519 S. Lincoln, asked what staffing would be like at the AFC home.

Clark Newell, 344 Eighth Street, expressed his support of the AFC homes.

Lund moved and Griffith seconded to close Public Hearing at 6:32 PM. Motion carried.

Farrell asked for clarification regarding the fencing requirements around the AFC facility.

Manager Dood stated that issues regarding safety of residents is all mandated by LARA.

Lund moved and Lincoln seconded to approve AFC home located at 231 Fourth Street with the understanding that the missing fence would be replaced on back side of property. Motion carried.

Public Hearing for 531 S. Lincoln Ave. Variance for an Adult Foster Care home.

Lund moved and Farrell seconded to open Public Hearing at 6:43 PM. Motion carried.

Ethan Sack, owner, noted one difference in the AFC homes is their family would be living at the residence and they will only house 4 foster adults total.

Manager Dood stated that running an AFC home is a very regulated industry. The Nowack AFC home clientele is selected by the state because they are a corporation. The Sack AFC home clientele are selected by owners because they run as an LLC.

Lincoln moved and Griffith seconded to close the Public Hearing at 6:53 PM. Motion carried.

Lund moved and Lincoln seconded to approve the Adult Foster Care home located at 531 S. Lincoln Ave. Motion carried.

Public hearing for Site Plan Approval for a Multi Family Use structure located at 525 N. Lincoln Avenue.

Griffith moved and Farrell seconded to open Public Hearing at 6:53 PM. Motion carried.

Clark Newell, owner, gave a brief description of the duplex facility and its intended use.

Lund moved and Lincoln seconded to close Public Hearing at 6:59 PM. Motion carried.

Farrell moved and Lund seconded to approve Clark Newell to build three duplex units located at 525 N. Lincoln considering his preliminary and final site plans and that all his required permits be pulled and run through Montcalm County according to statutes. Motion carried.

Lincoln moved and Lund seconded to adjourn at 7:00 PM. Motion carried.

Respectfully submitted,

Melissa King  
Village Clerk