



CITY OF GREENVILLE

“Danish Festival City”

411 South Lafayette Street
 Greenville, Michigan 48838

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GREENVILLE PLANNING COMMISSION AGENDA 6:30 PM April 13, 2023

1. Call to Order / Roll Call
2. Approval of Regular Minutes: March 23, 2023
3. Agenda Addition/Deletions
4. Public Comments and Communications
5. Ex Parte Communications for Items Not on the Agenda
6. Public Hearings:
 - a. To receive comment on an amendment to the Greenville Zoning Ordinance. The amendment would rezone the following properties, located generally on the east side of Lafayette Street, between Congress Street and North Street:

Parcel Address	Parcel ID	Existing Zoning	Proposed Zoning
1015 First St	052-568-001-00	C-2 General Commercial	R-2 Single and Two-Family Residential
1009 First St	052-568-004-00	C-2 General Commercial	R-2 Single and Two-Family Residential
110 Summit St	052-568-005-50	C-2 General Commercial	R-2 Single and Two-Family Residential
112 Summit St	052-568-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
114 Pearl St	052-569-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
109 Pearl St	052-574-002-00	C-2 General Commercial	R-2 Single and Two-Family Residential
113 Pearl St	052-574-001-00	C-2 General Commercial	R-2 Single and Two-Family Residential
115 Pearl St	052-574-001-50	C-2 General Commercial	R-2 Single and Two-Family Residential
114 E Coffren St	052-574-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
109 E Coffren St	052-235-027-30	C-2 General Commercial	R-2 Single and Two-Family Residential
111 E Coffren St	052-235-028-30	C-2 General Commercial	R-2 Single and Two-Family Residential
115 E Coffren St	052-235-028-60	C-2 General Commercial	R-2 Single and Two-Family Residential
119 E Coffren St	052-235-027-60	C-2 General Commercial	R-2 Single and Two-Family Residential
Unaddressed	052-235-026-00	C-2 General Commercial	R-2 Single and Two-Family Residential

The mission of the City of Greenville, as a part of the Coalition of Greater Greenville, is to serve through leadership and action, to assure all citizens a collaborative, planned and visionary community.

- b. To receive comment on an amendment to the Greenville Zoning Ordinance. The amendment would rezone the following properties, located generally along S Lafayette Street, between Benton Street and Union Street:

Parcel Address	Parcel ID	Existing Zoning	Proposed Zoning
500 S Lafayette	052-104-001-00	O-1 Office	C-1 Neighborhood Commercial
107 E Benton	052-104-004-70	O-1 Office	R-2 Single and Two-Family Residential
504 S Lafayette	052-104-002-00	O-1 Office	R-2 Single and Two-Family Residential
510 S Lafayette	052-104-008-00	O-1 Office	R-2 Single and Two-Family Residential
514 S Lafayette	052-104-104-00	O-1 Office	R-2 Single and Two-Family Residential
106 E Oak St	052-104-015-00	O-1 Office	R-2 Single and Two-Family Residential
108 E Oak St	052-104-010-00	O-1 Office	R-2 Single and Two-Family Residential
603 S Lafayette	052-626-001-00	O-1 Office	R-2 Single and Two-Family Residential
607 S Lafayette	052-626-001-30	O-1 Office	R-2 Single and Two-Family Residential
615 S Lafayette	052-626-001-60	O-1 Office	R-2 Single and Two-Family Residential
600 S Lafayette	052-105-001-00	O-1 Office	R-2 Single and Two-Family Residential
103 E Oak St	052-105-002-00	O-1 Office	R-2 Single and Two-Family Residential
105 E Oak St	052-105-003-00	O-1 Office	R-2 Single and Two-Family Residential
604 S Lafayette	052-105-007-00	O-1 Office	R-2 Single and Two-Family Residential
110 E Union	052-105-011-00	O-1 Office	R-2 Single and Two-Family Residential

7. New Business:

- a. To consider recommending to City Council approval of a proposed amendment to the Greenville Zoning Ordinance. The amendment would rezone the following properties, located generally on the east side of Lafayette Street, between Congress Street and North Street:

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115 Pearl St	052-574-001-50	C-2 General Commercial	R-2 Single and Two-Family Residential
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115 E Coffren St	052-235-028-60	C-2 General Commercial	R-2 Single and Two-Family Residential
119 E Coffren St	052-235-027-60	C-2 General Commercial	R-2 Single and Two-Family Residential
Unaddressed	052-235-026-00	C-2 General Commercial	R-2 Single and Two-Family Residential

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510 S Lafayette	052-104-008-00	O-1 Office	R-2 Single and Two-Family Residential
514 S Lafayette	052-104-104-00	O-1 Office	R-2 Single and Two-Family Residential
106 E Oak St	052-104-015-00	O-1 Office	R-2 Single and Two-Family Residential
108 E Oak St	052-104-010-00	O-1 Office	R-2 Single and Two-Family Residential
603 S Lafayette	052-626-001-00	O-1 Office	R-2 Single and Two-Family Residential
607 S Lafayette	052-626-001-30	O-1 Office	R-2 Single and Two-Family Residential
615 S Lafayette	052-626-001-60	O-1 Office	R-2 Single and Two-Family Residential
600 S Lafayette	052-105-001-00	O-1 Office	R-2 Single and Two-Family Residential
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604 S Lafayette	052-105-007-00	O-1 Office	R-2 Single and Two-Family Residential
110 E Union	052-105-011-00	O-1 Office	R-2 Single and Two-Family Residential

- c. To set a public hearing for April 27, 2023, for the purpose of receiving comment regarding a request from Green Development Ventures, LLC for a major amendment to the Forest View Planned Unit Development (PUD) approved in 2004 and final site plan for Forest View Drive.

8. Reports:

- a. City Manager / Staff
- b. Council Liaison – Larry Moss
- c. Zoning Board of Appeals
- d. Planner
- e. Training
 - RRC Virtual Academy –Thursdays, May 18, 2023 – June 22, 2023, from 6:00 p.m. - 7:00 p.m.

9. Comments from Commissioners

10. Adjournment