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Planning Commission
Regular Meeting
September 15, 2025

**BERLIN CHARTER TOWNSHIP
MONROE COUNTY, MICHIGAN
PLANNING COMMISSION**

**REGULAR MEETING
September 15, 2025**

The Regular Meeting of the Berlin Charter Township Planning Commission was called to order at 6:30 p.m. by Chairman Tallman, followed by the Pledge of Allegiance.

ROLL CALL: Present: Chairman Tallman, Vice Chairman Venier, Member Girrback, G. Masserant, T. Friar and N. Masserant.

ALSO PRESENT: Laura Kreps, Carlisle/Wortman Associates, Inc., Zoning Administrator, Mary Jo Gedelian, Assistant Zoning Administrator, Hillary Haywood and four audience member(s).

EXCUSED: Secretary Nordyke

APPROVAL OF AGENDA: Motion by G. Masserant, supported by M. Girrback to approve the September 15, 2025, agenda as presented.

AYES: All

NAYS: None

MOTION CARRIED

PUBLIC COMMENT: NONE

APPROVAL OF MINUTES: Motion by G. Venier, supported by T. Friar to approve the minutes of the August 18, 2025, Planning Commission Meeting.

AYES: All

NAYS: None

MOTION CARRIED

COMMUNICATIONS: Motion by T. Friar, supported by M. Girrback to receive and file communications, being the Township Board Minutes dated 8-11-25, 8-25-25, and 9-8-25

AYES: All

NAYS: None

MOTION CARRIED

OPEN PUBLIC HEARING: Chairman Tallman opened the public hearing at 6:34 pm.

NEW BUSINESS:

1. Cory McLaughlin Rezoning – 8802 Bomiea Road – 5803 005 030 50.

Planner Kreps stated the applicant proposes to rezone one parcel of land containing a total of 5 acres from R-2 to AG. The property currently contains existing single-family home and accessory structure. The master plan in this area was meant for high density residential but agricultural to the east and would not be considered spot zoning. The proposed rezoning is not in line with the master plan, although it is doable. The subject site is not specifically in compliance with the Township's future land use map; however, it is a less intense classification and would allow for future development in conformance with the master plan. There does not appear to be any natural features that will be impacted by the proposed rezoning. A variety of land uses would be permitted if the subject site were to be rezoned agriculture. Consideration should be made to the compatibility of all permitted with existing surrounding uses.

The homeowner, Cory McLaughlin, stated his reasoning for rezoning. He is wanting to build ground mounted solar on his property, which is not allowed in the zoning he is in (R-2). The surrounding properties are already agricultural, that is being farmed. He plans on owning horses, chickens, and is wanting to farm as well. He wants the solar panels for clean energy to his home. He stated changing the zoning to agricultural will preserve open space and rural character.

Resident John Malnar asked the board if this lot is rezoned, will the ditches in front of his property no longer be mowed.

CLOSE PUBLIC HEARING: Chairman Tallman closed the public hearing at 6:39 pm.

Motion by M. Girrbach, supported by N. Masserant to approve the rezoning request from R-2 to Agriculture and forward to the Township Board.

ROLL CALL:

AYES: All

NAYS: None

MOTION CARRIED

UNFINISHED BUSINESS: NONE

PRESENTATIONS: NONE

PLANNERS DISCUSSION: NONE

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COMMISSIONERS COMMENTS: N. Masserant stated the township engineer will be at the next township board meeting to give update on new township hall, and stated there may be someone interested in leasing a space inside the new building.

REQUEST TO SPEAK:

ADJOURNMENT: Motion by T. Friar, supported by G. Venier to adjourn the meeting at 6:45 pm.

AYES: All

NAYS: None

MOTION CARRIED

Stephen Tallman, Chairman

Tom Friar, Acting Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Chairman Tallman, Vice Chairman Venier, Member N. Masserant, Girrbach and Friar, G. Masserant.

Excused: Secretary Nordyke

Stephen C. Tallman, Chairman
August 18, 2025