

VILLAGE OF MATTAWAN
24221 Front Ave.
Mattawan, MI 49071
PLANNING COMMISSION

FEBRUARY 18, 2026

MINUTES

1. CALL TO ORDER @ **7:00 PM**
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE *Chipouras, Daniel, Fournier, Lamb, Streeter*
OTHERS IN ATTENDANCE *Manager McGrew, Clerk Storm-Artis*
4. WELCOME TO THE PUBLIC
5. ANNOUNCEMENT OF MEETING BEING RECORDED
6. OPEN PUBLIC HEARING TO RECEIVE COMMENT ON A SPECIAL LAND USE REQUEST APPLICATION SUBMITTED BY PENNZAU LLC FOR PROPERTY LOCATED AT 52650 N MAIN TO ALLOW THE HOSTING OF SMALL WEDDINGS AND PRIVATE EVENTS WITHIN THE EXISTING GREENHOUSE AND OUTDOOR GARDEN SPACES
Motion by Lamb, seconded by Daniel to open the public hearing to receive comment on the special land use request by Pennzau LLC. All members voted in favor. Motion carried.
7. PUBLIC COMMENT
Jenny Penning spoke about the request from Dragonfly Gardens to use the space for small intimate weddings and private events. There will be no new construction or permanent structures, and all use will be within the existing structures of the greenhouse, outdoor garden spaces, wooded areas, and display gardens. The property will continue to primarily operate at a garden center in the same capacity as it has for the last 15 years. The events will be occasional and limited, aligned with the character of the property. The use would be committed to respectful and responsible with parking and noise.
Bathroom use would be access to Vintage Inspired through rear access door.
Parking would be in the regular lot working with the brides as there will be no overflow parking available. The available 53 standard and 3 accessible parking spots are consistent with the event banquet space requirement of 1 space for every 3 guests.
Event capacity has a maximum of 99 individuals due to occupancy load extra requirements for fire suppression and extinguishers. Additionally, occupancy limits will need to be established for each of the areas based on chair layout, ingresses and egresses. This will be evaluated and set prior to the event by the building official.
Food trucks would need to comply with all ordinances and permit application requirements. Alcohol would be allowed, with Village approval, if purchased and provided completely by the event to a mobile bartender, with no sales taking place on site, the serving company

would need to hold and maintain their own liability and licensing. All alcohol consumption must remain on the property.

Motion to vote on the approval was made out of procedure.

8. CLOSE PUBLIC HEARING
Motion by Fournier, seconded by Streeter to close the public hearing. All members voted in favor. Motion carried.
9. ADDITIONS TO THE AGENDA ***NONE***
10. APPROVAL OF THE AGENDA
Motion by Lamb, seconded by Fournier to approve the agenda as presented. All members voted in favor. Motion carried.
11. LIMITED PUBLIC COMMENT ON ANY AGENDA ITEM ***None***
12. APPROVAL OF THE MINUTES OF NOVEMBER 19, 2025
Motion by Lamb, seconded by Streeter to approve the minutes of November 19, 2025. All members voted in favor. Motion carried.
13. COUNCIL LIAISON REPORT - *Liaison Streeter updated the council on the Village scrapbook going digital, rad line painting on front, DPW media storage container purchase, Silvergrass sidewalks, Upcoming Police Special Assessment Public Hearing, Police department cloud server, Police cruiser decommissioning and new vehicle purchase, new DDA member, support for Van Buren County bridge project on CR 657, DPW media tank painting, and sewer relief granted for multiple residents that had water leaks.*
14. OLD BUSINESS
 - A. DISCUSSION ON MASTER PLAN – *Manager McGrew*
Manager McGrew presented some information regarding McKenna Group assistance with possible grants and combining the master plan update and parks and rec master plan.
No action taken.
15. NEW BUSINESS
 - A. RENEWAL OF SITE PLAN SUBMITTED BY OAK TOWN CENTRE LLC FOR PROPERTY LOCATED AT 55040 N MAIN STREET – *Initial site plan approval March 20, 2024. ZBA density approval April 22, 2024. Previous 1-year extension approval February 19, 2025.*
Motion by Fournier, seconded by Lamb to renew the site plan by Oak Town Centre LLC. Roll call vote taken. Chipouras, Daniel, Fournier, Lamb and Streeter voted yes. Motion carried 5-0.
 - B. DISCUSSION AND DECISION ON SPECIAL LAND USE REQUEST BY PENNZAU LLC

Motion by Chipouras, seconded by Streeter to approve the special land use request by Pennzau LLC. All members voted in favor. Motion carried.

C. 2026-2027 FISCAL YEAR BUDGET

Discussion took place. Addition of \$2,500.00 to the education budget.

Motion by Fournier, seconded by Daniel to approve the proposed budget with education amended to include \$2,500 expense and send it to council as a part of the full budget approval. All members voted in favor. Motion carried.

16. COMMUNICATIONS

BS&A Cloud update

DDA approve expense for Parks and Rec Master Plan

17. COMMENTS FROM VISITORS *None*

18. COMMENTS FROM MEMBERS

Clerk Storm-Artis spoke about the possible Headlee Override council is considering sending to the November 2026 election

19. ADJOURN @ 7:32 PM

Meeting adjourned without objection.