

VILLAGE OF MATTAWAN

24221 Front Ave.
Mattawan, MI 49071

PLANNING COMMISSION

FEBRUARY 18, 2026

AGENDA

1. CALL TO ORDER @ 7:00 PM
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE
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
7. PUBLIC COMMENT
8. CLOSE PUBLIC HEARING
9. ADDITIONS TO THE AGENDA
10. APPROVAL OF THE AGENDA
11. LIMITED PUBLIC COMMENT ON ANY AGENDA ITEM
12. APPROVAL OF THE MINUTES OF NOVEMBER 19, 2025
13. COUNCIL LIAISON REPORT - *Liaison Streeter*
14. OLD BUSINESS
 - A. DISCUSSION ON MASTER PLAN – *Manager McGrew*
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.

B. DISCUSSION AND DECISION ON SPECIAL LAND USE REQUEST BY PENNZAU LLC

C. 2026-2027 FISCAL YEAR BUDGET

16. COMMUNICATIONS

17. COMMENTS FROM VISITORS

18. COMMENTS FROM MEMBERS

19. ADJOURN @

DRAFT

MINUTES

1. CALL TO ORDER @ 7:00 PM
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE: Chipouras, Daniel, Fournier, Lamb
ABSENT: Streeter
OTHERS PRESENT: Manager McGrew, Clerk Storm-Artis
*Motion by Lamb, seconded by Fournier to excuse Streeter. All members voted in favor.
Motion carried.*
4. WELCOME TO THE PUBLIC
5. ANNOUNCEMENT OF MEETING BEING RECORDED
6. ADDITIONS TO THE AGENDA *None*
7. APPROVAL OF THE AGENDA
Motion by Lamb, seconded by Daniel to approve the agenda as presented. All members voted in favor. Motion carried.
8. LIMITED PUBLIC COMMENT ON ANY AGENDA ITEM *None*
9. APPROVAL OF THE MINUTES OF AUGUST 20, 2025
Motion by Fournier, seconded by Daniel to approve the minutes from August 20, 2025. All members voted in favor. Motion carried.
10. COUNCIL LIAISON REPORT-Liaison Streeter not present. Clerk Storm-Artis gave a brief update.
11. UNFINISHED BUSINESS
 - A. DISCUSSION ON MASTER PLAN
Discussion took place.
Motion by Fournier, seconded by Lamb to acquire bids to update the Master Plan with new census and business data and present options at the regular planning commission meeting on February 18, 2025. All members voted in favor. Motion carried.
12. NEW BUSINESS
 - A. PLANNING COMMISSION INTEREST FORM

B. ELECTION OF OFFICERS

I. Chairperson

- a. Call for nominations Chair Fournier
***Daniel nominated Fournier for Chairperson.
No other nominations for Chairperson occurred.***
- b. Acceptance of nominations from nominees
Fournier accepted nomination for Chairperson.
- c. Voice vote on nominees in order of nomination
All members voted for Fournier to remain Chairperson.
- d. Declaration that nominee is elected
Fournier elected Chairperson.

II. Chair Pro Tem

- a. Call for nominations from Chair Fournier
***Lamb nominated Daniel for Chair Pro Tem.
No other nominations for Chair Pro Tem occurred.***
- b. Acceptance of nominations from nominees
Daniel accepted nomination for Chair Pro Tem.
- c. Voice vote on nominees in order of nomination
All members voted for Daniel to become Chair Pro Tem.
- d. Declaration that nominee is elected
Daniel elected Chair Pro Tem.

C. 2026 PLANNING COMMISSION MEETING SCHEDULE

Correction to year typo in the presented schedule to reflect year 2026.

Motion by Fournier, seconded by Daniel to approve the schedule of regular Planning Commission meetings for 2026 with the correction. All members voted in favor. Motion carried.

13. COMMUNICATIONS *None*
14. COMMENTS FROM VISITORS *None*
15. COMMENTS FROM MEMBERS *None*
16. ADJOURN @ 7:13 PM
Meeting adjourned without objection.

SPECIAL LAND USE REQUEST APPLICATION

PERMIT FEE: \$400 plus \$100 per 1/2 acre, or any part thereof, per review

The Special Land Use Request Application will be considered by the Planning Commission after conducting a public hearing (Ord. No. 214, Article 21, Section 21.21 D). Consideration of the Special Land Use Request will be based on the criteria outlined in Section 21.30 of Ordinance no. 214, Zoning Ordinance, a copy of which is attached.

The Special Land Use Checklist must be completed and attached to this application.

In any case where a special land use has not been established within one (1) year after the date of granting such use, the special land use or authorization shall automatically be null and void without further action by the Planning Commission.

GENERAL INFORMATION

Name of Property Owner Pennzau LLC

Address of Property Owner 53000 N Main St. Mattawan, MI 49071

Day time Phone number Amelia Barker-King 269-823-3572

SPECIFIC SPECIAL LAND USE REQUEST INFORMATION

Address of property for which Special Land Use is being requested 52650 N Main St. Mattawan, MI 49071

Property tax ID number 80-46-700-032-70

Current zoning of property Highway Business District

Describe the nature of the Special Land Use Request

Dragonfly Gardens is requesting a special land use permit to allow the occasional hosting of small weddings and private events within our existing greenhouse and outdoor garden spaces in the village of Mattawan.

Any other information you would like to provide

No new buildings or permanent structures are proposed as part of this request. The events would utilize the current greenhouse, outdoor garden areas, and temporary tents only. The property will continue to operate primarily as a garden center, with event use occurring on a limited, part-time basis.

I acknowledge that I have been notified that this request will be considered at a public hearing to be held on February 18, 2026 at 7:00 pm o'clock. I certify that all requirements of Article 21 of Ordinance No. 214, will be met.

Owner's signature Gayle Penning
Gayle Penning

Date 1/21/26

Received by Julie Stenu-Atto

Date 1/21/26

FOR OFFICE USE ONLY	<i>Application approved?</i>	YES	NO
<i>Additional comments:</i> _____			

<i>Signature</i> _____		<i>Date</i> _____	
Village Clerk			

SPECIAL LAND USE CHECKLIST

Special Land Use Being Requested:

- Home Occupation – Complete Home Occupations Addendum
- Planned Unit Development – Initial ‘sketch’ plan required (see attached)
- Low Density Dwellings*
- High Density Dwellings*
- Rooming or Boarding House/Motel*
- Mortuary/Professional Offices*
- Office Building*
- Service Station/Auto Repair/Public Garage*
- Group Dwelling*
- Neighborhood Renewal*
- Adult Only Business*
- Vehicle Sales*
- Campground*
- Salvage Yard*
- Other*

* 5 copies of a Site Plan are required to be submitted with this Special Land Use Application. The Site Plan, containing the name and seal of a certified architect or engineer, must detail the boundaries and dimensions of the property, the location and dimensions of all buildings, accessory roadways and driveways, storm water drainage and retention areas, existing and proposed utilities, proposed signage, landscaping, and fencing.

Jenny Penning

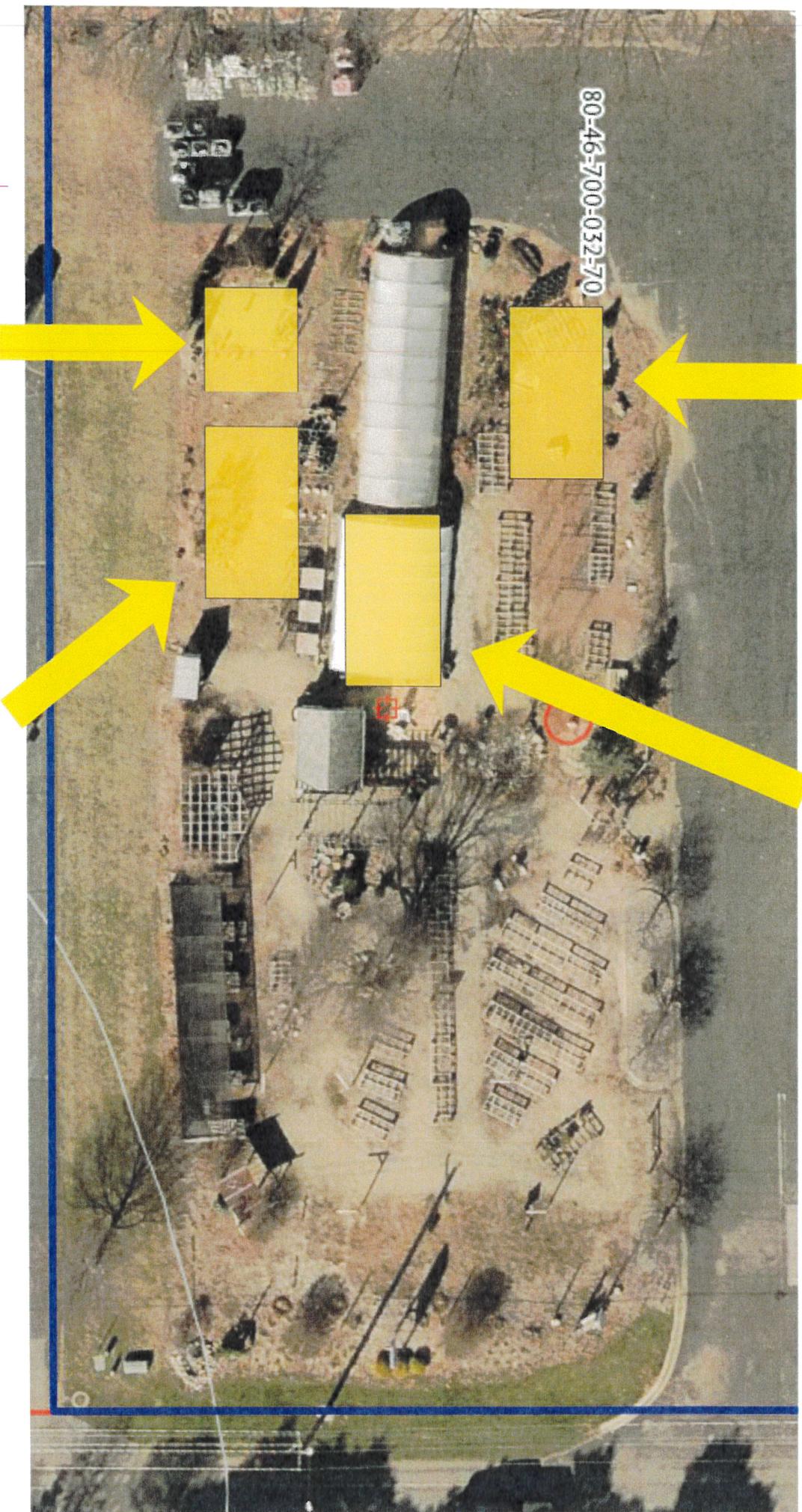
Signature of Applicant

1/5/2026

Date Submitted

Temporary tent 20' x 40'
for optional reception area

Existing front greenhouse 23' x 30'
For covered ceremony space



Existing garden/arbor area 20' x 20'
for ceremony space

Open space 20' x 40'
for ceremony seating

We would be utilizing bathrooms at Vintage Inspired

02/11/2026

BUDGET REPORT FOR VILLAGE OF MATTAWAN
Calculations as of 06/30/2026

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 REQUESTED BUDGET
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APPROPRIATIONS

Dept 400 - PLANNING COMMISSION

101-400-71500	Payroll Taxes	22.96	60.00	11.50	50.00
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101-400-72500	Wages	258.00	800.00	150.00	500.00
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101-400-82000	Site Plan/Eng. Fees	5,378.53	5,000.00		2,500.00
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101-400-82100	Master Plan				15,000.00
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Totals for dept 400 - PLANNING COMMISSION		5,659.49	5,860.00	161.50	18,050.00
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TOTAL APPROPRIATIONS		5,659.49	5,860.00	161.50	18,050.00
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