

**CITY OF AU GRES  
PLANNING COMMISSION MEETING  
MONDAY, SEPTEMBER 29, 2025  
5:00 P.M.**

**PRESENT:** Chairman Tom Nixon, Dale Dittenber, Jon Sanford, John Popovich, Nicholas Onica, Virginia Hasty

**ABSENT:** None

**ALSO PRESENT:** City Manager Dale Wiltse, Nick & Shirley Moore, Keith & Scott Ososki, Darryl & Kathy McCartney, Mike Kwater, Alan Helmer, Frank & Karen Storey, Eileen & Tom Walsh, Bill Mauro, Kayla Compau, Floyd Perkins, Kathy Bilacic, Sarah Dettloff

**1). CALL TO ORDER**

Meeting called to order by Chairman Tom Nixon at 5:00 p.m.

**2). ROLL CALL**

Roll call noted all members present.

**3). MINUTES**

**MOTION** (Sanford) to approve Planning Commission minutes from February 4, 2025 as presented; support (Popovich). Motion carried.

**4). NEW BUSINESS**

**4.1 Open Public Hearing: Moore Builders**

Chairman Tom Nixon opened public hearing at 5:01 pm to hear public comments in regards to parcel #200-028-000-020-00 to be re-zoned from R-2 to C General Commercial to build storage buildings. A petition was entered into minutes with 16 property owners opposing re-zoning request.

**4.2 Presentation by Moore Builders, Developer**

Nick Moore, owner of Moore Builders explained that he is proposing to build and sell on all 24 lots storage buildings if the re-zoning from R-2 Residential to "C" General Commercial is accepted. This parcel is subdivided already into 24 parcels. All buildings will have electric only with no water/sewer. They have done this in the past up in Whitney Township 16 pole barns and have seen the demand for them in this area. Pole barns will be different in sizes either 30x40 on the smaller lots and 40x60 on the larger lots. The only access in to the property is located on Michigan Avenue. Road will be gravel road and maintained by owners.

Jon Sanford: Should a site plan be required? To pull a building permit, this will be re-zoned commercial, will it fall under commercial building codes? Nick Moore said in Whitney Township he has done several and building department doesn't really care of zoning code, they only approve building code. He is building residential buildings on commercial property.

Floyd Perkins: His property is very wet, are you going to put in storm sewer to alleviate the water? Nick explained that yes, he will be responsible for his own water and would address that.

Mike Kwater: Thinks it's a great project but is opposed to location. Doesn't like driveway access off a residential area, worried about in the future a business starting up inside these pole barns or stuff sitting outside the buildings once it becomes too full, etc. He feels that if it is commercial property then it should be commercial building codes as well.

Darryl McCartney: Opposed to the project as well. He feels that this development will lower property values. Also a fire safety concern with 10' setbacks; would like to get something in writing by fire chief that this is acceptable. Worried about pedestrians since Michigan Avenue is a connector route to Sims Township and the boat launch and with kids playing, etc.

Kayla Compeau: Already speed on road and don't need the increased traffic.

Keith Ososki: worthy project and is consistent with commercial zoning.

Bill Mauro: If these buildings are for storing boats and campers, then property owners will be there early morning or late night hours getting boat in and out.

Alan Helmer: 10' setback is ridiculous! Nick Moore explained that 10' is only the side setback and there will be a buffer zone between houses on Michigan Avenue and pole barns on lots. Pole barn will sit closest to the road as zoning requires and less gravel for driveways.

Floyd Perkins: don't want to look at pole barn from his back yard.

Scott Ososki: Listing agent for Tom Lutz. Mike Kwater interested in buying this piece of property if this deal does not go through.

Karen Storey: Great idea but too residential for proposed development.

No more public comments.

4.4 Close Public Comments

**MOTION** (Popovich) to close public hearing at 5:39 pm; support (Sanford). Motion carried

4.5 Action & Recommend to City Council

Tom Nixon appreciated all the comments and concerns and for everyone coming out tonight. The main priority for Planning Commission is to look out for the city as a whole. There is a shortage of large size pole barns and the current zoning ordinance does not allow them to exceed square footage of residential structure. He is all for business growth and thinks the project is needed in the area and feels that they just need to button up a couple of these concerns.

Dale Wiltse: There is a need in this area for storage buildings and a way to enforce things might be making it into a condo development. Property owners come up with rules and enforce it.

Jon Sanford: If approved, this would become commercial property and how would you adhere to requirements- conditional use permit? City to enforce it?

Nicholas Onica: Beautiful piece of property but not sure how this development will affect home values.

Dale Diitenber: On the fence for this development. Good taxable value increase for the City.

Tom Nixon: Planning Commission can approve, deny or table for more information. It will then go on to City Council to make final determination of re-zoning.

Dale Wiltse: Think we need to make a decision tonight and not table it. Nick can get more information to the City by the next meeting to keep this project moving forward. Wanted to clarify to all property owners that some day there will activity on this property and you might not have any say in it, example like the possibly of a putting in a trailer park.

Virigina Hasty: Would like more time to study this. Feels the job of the board is for the community and to find a happy medium where we all can agree to it.

**MOTION** (Nixon) to approve re-zoning request from R-2 to "C" General Commercial on parcel #200-028-000-020-00 and recommend to City Council; support (D Dittenber). Motion failed. YES: 2, NO: 3, ABSTAIN: 1.

**5). CITY MANAGER COMMENTS: None**

**6). ADJOURNMENT**

**MOTION** (Popovich) to adjourn meeting at 6:01 p.m.; support (Sanford). Motion carried.

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Tom Nixon, Chairman

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LaVonne Pritchard, City Clerk