1. **CALL TO ORDER**
   Chair Garrison called the meeting to order at 7:00 p.m.

2. **ROLL CALL**
   Present: Bectel, Garrison, Parker VanderMeulen and Duer
   Absent: Horine

3. **APPROVAL OF THE AGENDA**
   Motion by Duer, second from VanderMeulen, to approve the agenda as presented. All in favor, motion carried.
   
   Yes: 5  No: 0

4. **APPROVAL OF THE MINUTES** – January 24, 2023, Meeting
   Motion by Duer, second from VanderMeulen, to approve the minutes of the January 24, 2023, regular meeting. All in favor, motion carried.
   
   Yes: 5  No: 0

5. **CORRESPONDANCE** – N/A

6. **STATEMENTS OF CITIZENS – AGENDA ITEMS ONLY** – N/A

7. **New Business**
   A. **Discussion – Text Amendments**
      Thibault described several possibilities for amending the zoning ordinance to properly define the use of a proposed business in the central business district; their ability to manufacture and distribute products and the degree of regulations that could be supplied regarding the types and quantities of product potentially produced.
      Garrison inquired for further clarification on the different options presented and how they differed from the existing verbiage of the Zoning ordinance.
      Thibault provided examples for each of the described zoning ordinance amendment options and the potential impact each could have for the Village going forward.
      The Commissioners discussed the presented zoning ordinance amendments and the benefits and detriments thereof.
      Motion by VanderMeulen, second from Duer, to direct staff to incorporate the discussion points as drafted in the minutes into the draft language for zoning text amendments and schedule a public hearing for the next regularly scheduled meeting. All in favor, motion carried.
      
      Yes: 5  No: 0

   B. **971 W. Savidge – Restaurant & Tasting Room; Micro Distillery**
      Thibault explained that the property has to go through the PUD amendment process because it is included in the boundary of the PUD with the condo association to the north.
Thibault spoke regarding the renovation and development plans that the developers proposed for the property.

The Commissioners discussed the site plans and design concepts provided by the prospective developers; as well as the qualities described within and their potential benefits and detriments.

8. STATEMENTS OF CITIZENS – NON-AGENDA ITEMS ONLY –

Darcy Dye, 114 N Fruitport Rd- expressed the need for developers to provide more conclusive plans for developments prior to bringing them to the Commissioners.

Lee Schuitema, 408 W. Exchange- spoke regarding the condition of the Village owned road leading to the prospective development property.

9. COMMENTS OF PLANNING COMMISSIONERS

Garrison spoke regarding the condition of the Village owned road leading to the prospective development property.

10. STAFF REPORT

Thibault informed the Commissioners that Chaphalkar should be back for the next Planning Commission meeting in April.

11. ADJOURNMENT

There being no further business, the meeting adjourned at 7:47 p.m. All in favor, motion carried.

_________________________  ________________________
Rory Thibault, Associate Planner  Jordan Schwing, Deputy Clerk