



Village of Lawrence
157 N. Paw Paw St.
Lawrence, MI 49064
PH: 269-674-8161 Fax: 269-674-3004
www.lawrencemi.org



Village of Lawrence Planning Commission Meeting
157 N. Paw Paw St., Lawrence, MI 49064
January 26, 2026

Call to Order: The Planning Commission Meeting was called to order at 6:03 p.m.

Roll Call:

- **Present:** Mike Carpp, John Gritter, Annette Crandall, Skylar Closson, Amy Cordes (Ad Hoc)
- **Absent:** Ryan Ransom

Approval of Prior Meeting Minutes:

Motion to approve November meeting minutes amending \$10 million to \$5 million under the Projects and News: Railroad Development Update.

Motion by Carpp, 2nd by Closson.

All Aye. Motions Carried.

Zoning Report-Amy Cordes:

Updates:

- 205 West St. Joe: Chris is still attempting to contact the owner regarding the Tyvek wrap but has not received a response. The previous permits issued through Safebuilt have expired.
- 125 & 127 (Tapper's Old Place): The property has new owners under a land contract with Tapper and another party, who are renters, living in the units. No Occupancy Permits have been issued for either unit in the duplex. There were some questions from MCI regarding approach with no Occupancy Permit. MCI and Ordinance Enforcement should be able to refer to the Rental Property Registration Policy that was adopted in 2009. We will need to ensure consistent enforcement to avoid the appearance of targeting specific properties. There is a significant language barrier with the tenants and property owners. We will reach out to the ISD for help with translation resources.
- The Village is currently assessing ordinance and code enforcement priorities in light of the year-end budget and will plan for the next year during the upcoming budget workshop.
- The property at 725 North Pawpaw, which was undergoing condemnation proceedings, has been sold with closing anticipated to be Wednesday, January 28, 2026. The condemnation process for 725 North Pawpaw was in its final stages, and the owners were officially served with a certified letter regarding the condemnation.
- A zoning issue regarding Linda Jordan's deteriorating garage has been raised again, with Pat Albutus mentioning his concern that the state of the garage was deteriorating. There was a court order some time ago for the owner to remediate the issue or the Village would add that to her taxes. No resolution was made and the court order is no longer valid. In talking with the property owner, Cordes made note that she is considering selling the property. The issue, which involves potential asbestos in the siding or roof, could be handled during the closing process of a sale, will continue to be monitored.



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- The group discussed the timing and practicality of enforcing remediation ordinances during winter months. John Gritter questioned the fairness of requiring property remediation in January, comparing it to the policy of not shutting off utilities during the same period. The group acknowledged that winter conditions (zero-degree temperatures, snow) make such work difficult and that activity slows as people are not outside as much.
- Discussion on whether some of our blight and ordinance could be resolved with the CDBG funds was brought up. There are opportunities for some of our residents, but the Village will need to make sure that proper means of vetting and eligibility are met during the application process. More details to come as we progress through the grant process.

Projects and News:

- A discussion was had around the frequency of meetings, weighing the benefits of monthly consistency against the risk of unproductive sessions. Annette Crandall voiced strong opposition to moving to quarterly meetings, arguing that important topics like the ones just discussed cannot wait three months. She used the LDFA's struggle to achieve a quorum as an example of the downside of infrequent meetings. She believes a consistent monthly schedule (e.g., the fourth Monday) is easier for the public and for planning purposes, avoiding the need for special meetings. Amy Cordes, while officially neutral, raised a counterpoint about ensuring meetings adhere to the agenda to comply with the Open Meetings Act. She expressed concern over past meetings that were very short on agenda items but long on "side barred conversation," and questioned the value of paying members for such sessions. Annette acknowledged the issue but noted they are no longer under the false impression that meetings must last a minimum of 30 minutes, stating she is fine with a 10-minute meeting if that is all the agenda requires. The decision was reached to keep Planning Commission meetings monthly and update any documents to reflect accordingly.
- Amy Cordes shared a significant, positive update on the Safe Routes to School (SRTS) grant application. The grant scope has been expanded to include the high school, which was previously excluded. Amy found language in an old application confirming the Tech Center's eligibility. The inclusion of the high school, elementary school, Bert Goens Learning Center, and the ISD Tech Center increases the potential grant funding to approximately \$1.2 million. The required sidewalk width for ADA compliance was discussed. The plan is for five-foot-wide sidewalks on both sides of the road that would tie into existing sidewalks. Amy expressed concern that future railroad work could potentially damage the newly installed grant-funded sidewalks. Annette believes that any railroad work at a dedicated pedestrian crossing would be legally required to be restored to ADA compliance. Amy needs to schedule a meeting with the local SRTS team to review the plans. Amy and Whitney, the engineering representative, have already started the new application. Whitney can act as a co-applicant, allowing simultaneous work on the documents. Much of the previous data (traffic tallies, surveys, audits) can be reused, which should accelerate the process and allow them to pick up from the prior action plan.



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Continue Master Plan Final Review:

Our Ordinance Officer mentioned that his scope of work with the Village included Master Plan revisions. He was sent the draft of the last Master Plan and will work on that as time allows.

Next meeting will be Monday, February 23, 2026 at 6:00 PM at the Village Hall.

Motion to Adjourn:

Motion by Gritter, 2nd by Closson.
All Aye, Motion Carried.
Meeting Adjourned at 6:30 p.m.

Respectfully Submitted:



Annette Crandall, Secretary



Date