Planning Commission Meeting ~~Notes~~ Minutes
Byron Municipal Building
October 15, 2026

The meeting was called to order at 6:57pm by Chairperson Baker-Murph.

Roll Call: Present (Quorum of 5 reached): Baker-Murph, Brittain, Dagen, Miller, Russell, Stevens, and Woods. **Absent:** Chapman, Dickinson. Total: 7 members were present with 2 absent. Todd Thomas, Village Manager, and Bibbee, Recording Secretary, were present.

Agenda Approval: Brittain motioned to approve the agenda. Seconded by Russell. Voice vote. Ayes: Brittain, Dagen, Miller, Russell, Stevens, Woods, and Baker-Murph. No nays. 2 absent. Motion passed.

Minutes Approval: A motion to approve the minutes of the Planning Commission for 9/19/26 was made by Russell, seconded by Stevens. Voice vote. Ayes: Brittain, Dagen, Miller, Russell, Stevens, Woods, and Baker-Murph. No nays. 2 absent. Motion passed.

Planning Commission.

Ordinances: *Todd Thomas, Village Administrator, presented ordinance updates for the* Master Plan recommended by meeting with the Gormley Law firm.

1) ADU (Accessory Dwelling Units) were discussed, stating that ADU will be on hold due to the State looking at mandating specifications for homes and mobile homes. Work needs to be done here to be ready.
2) Property line setbacks were discussed, including Article 4 regulations that the minimum width of any front, side, or rear horizontal dimension shall not be less than (20) feet, excluding porches, breezeways, and garages.
3) Thomas recommends a change to 960 square footage for new construction homes as listed in Section 4.5 of Article 4 Zoning District Regulations (instead of current 1,000 minimum sq. ft.) This will enable more affordability options.
4) Section 5.57 and 5.58, of General and Special Provisions, states: a) All dwelling units in the Village of Byron shall be constructed according to the construction, fire, health, and safety codes and laws enforced by the Shiawassee County Building and Health Departments, Dreain Commission, and the State of Michigan. B) The dwelling shall have a roof with at least a four (4) by twelve (12) pitch. C) Not more than (1) principal dwelling may be permanently established on a lot or parcel, unless specifically provided for elsewhere in this ordinance, as in the case of single-family attached develop0ment or multiple-family development.

5) Industrial Areas – Planning is needed to determine maximum use of sewer, police, mini-storage facilities, and large tax charges. The tax base may increase to accommodate infrastructure use.

Thomas stated a public meeting needs to be scheduled for December, after Council approves changes and recommendations. A motion was made by Brittain, seconded by Stevens, to refer these changes and recommendations to the Village Council, including 1) reducing the square footage for new homes to 960 square feet, 2) making additions to Article 4.5, 3) making recommended changes to 5.57 and 5.58, 4) adding definitions of temporary use, and 5) adding definition of zoning. Also the motion recommends scheduling the public meeting for December . Roll call vote. Ayes: Brittain, Dagen, Miller, Russell, Stevens, Woods, and Baker-Murph. No nays. 2 absent. Motion passed.

Other Business: None.

Public/Board Members' Comments: No public comment.

Adjourn: Motion was made by Stevens, seconded by Miller, to adjourn the Planning Commission meeting at 7:24 pm. Voice vote. Ayes: Brittain, Dagen, Dickinson, Miller, Russell, Stevens, Woods, and Baker-Murph. No nays, 2 absent. Motion passed.

The next Planning Commission meeting will be held on November 15, after the DDA meeting adjourns.

Luanne Bibbee, Recording Secretary
11/18/26

Debra Baker-Murph, Chairperson
11/18/26