

Village of Clarksville
Planning Commission Minutes
Special Meeting
September 29, 2025

The meeting was called to order at 7:00 pm.

Pledge of Allegiance was recited.

Role Call of PC members.

Commissioners Present: Chairperson John Jewell, Vice Chairperson Kellie Stank, Secretary Diane Sheldon, Kaitlin Mossner, Olivia Kent, Jason Cappon, Ex officio Member Bonnie Main, and Zoning Administrator Bert Gale.

Approval of Meeting Agenda: Motion to approve by Cappon 2nd Stank

Public Comment: 2 by e-mail, 3 in person all in favor.

Special Use Permit:

Public Hearing: Special Use Permit and Site Plan Review Rock Hill Childcare Center - 155 E. Cross St. The applicants Alex & Nichole Thelen presented their plan for opening a childcare center. The Zoning Administrator shared his analysis of the site plan as presented with an explanation of which standards meet village zoning regulations, multiple items which were waived, and conditions Planning Commission may consider setting subject for approval. The applicant responded to many questions from the Planning Commission as they reviewed the proposed special use & site plan.

Moved by Cappon and supported by Sheldon to approve the Special Use Permit Application and the Site Plan Review Application for Rock Hill Childcare Center to be located at 155 E. Cross Street, Clarksville, MI 48815 subject to the following conditions:

1. The driveway option needs to be confirmed:
 - A. Add driveway at the street to create a semi-circle driveway for drop-off and pick-up of children.
 - or -
 - B. Widen the driveway on the east side of the building up to the sidewalk to create enough space for two lanes of traffic.
2. Trash collection to continue to use the existing Curby cans by Granger.
3. A 6-foot privacy fence will be installed on the north and west sides of the play area. The east and south sides will have a rubber-coated chain link fence installed.
4. Current daycare center license from the State of Michigan is required before operation can start.
5. A new site plan needs to be submitted indicating the above changes. so that it can be reviewed and approved.

Upon roll call, all voted "Aye". Motion passed.

The meeting adjourned at 8:13 pm.