

VILLAGE OF ELLSWORTH PLANNING COMMISSION

Minutes of meeting held on April 9, 2026, at 6:30 p.m.

Members Present: Al Drenth, Larry Essenberg, Mary Neer, Brian Certa, Jerry Klooster

Absent –

Guest – Ruben Shell (Beckett & Raeder)

Planning Commission Meeting called to order by Larry Essenberg at 6:30 pm with opening prayer by Larry.

Reviewed Minutes - Minutes from Feb 12, 2026, MMS to approve Feb 12, 2026 Minutes, approved 5-0. Reviewed Minutes of the March 12, 2026 meeting, discussed removing Lynn Aldrich Spearing as being absent as she is no longer part of this Planning Commission, all agreed, MMS to approve March 12, 2026 as amended, approved 5-0.

Old Business – Larry E said that there has been no public comment received for this meeting.

I Jerry Klooster move that the Planning Commission determine that laundromat uses, defined as facilities where patrons wash and dry clothing or other fabrics using self-service, coin- or card-operated machines, are consistent with and included within the 'Business and Personal Services' use category as permitted by right in the C-1 and C-2 General Commercial Zoning Districts of the Village of Ellsworth. Motion was supported by Al Drenth. No further discussion. Approved 5-0.

DECISION OF THE VILLAGE OF ELLSWORTH PLANNING COMMISSION

Meeting Date: 04/09/25

Parcel #: 05-44-014-017-00

Applicant: Dylan and Samantha Sommer

Owner: Dylan and Samantha Sommer

Address: 6980 Church St, Ellsworth, MI 49729

Purpose of Request: Site Plan Review – Business and Personal Service Use

At a regular meeting held on April 9, 2026, the Planning Commission deliberated a Site Plan Review request. At the conclusion of its deliberations, the Planning Commission determined that the request did comply with the requirements of the Village of Ellsworth Zoning Ordinance.

Based upon the Planning Commissions deliberations, **Commissioner Al Drenth made the following motion:**

I Al Drenth move to approve the site plan application submitted by Dylan and Samantha Sommer, pertaining to the parcel at 6980 Church Street, Tax ID No. 05-44-014-017-00, for the construction of a laundromat facility, as depicted on the sketch plan submitted February 23, 2026, because the applicable standards of the Village of Ellsworth Zoning Ordinance have been met, upon the following conditions and waivers:

- Parking standards of Section 5.5.2 be waived to allow of six (6) off-street parking spaces on the parcel.
- The standards of Section 5.5.1 (E) be waived to allow gravel or comparable surface material surfacing of the proposed parking lot instead of pavement.
- That the applicant's proposed principal building be limited to one (1) floor only.
- That the Breezeway Overlay Commercial Design Standards of Section 5.6 be waived, given they are not appropriate for the proposed use.
- That the standards for bicycle parking in Section 5.5.2 (F) be waived.
- That the standards for off-street loading in Section 5.5.4 be waived.

The motion was seconded by Commissioner Jerry Klooster.

YEAS: _____ Drenth, Klooster, Essenberg, Neer, Certa
NAYS: _____ None
ABSTAIN: _____ None
ABSENT: _____ None

MOTION ADOPTED

As Planning Commission Secretary for the Village of Ellsworth, I certify this is a complete copy of a motion adopted at a meeting of the Village of Ellsworth Planning Commission held on April 9, 2026.



Date: April 9, 2026

Site plan will be forwarded to Village Council with approval from the Planning Commission.

Discussed Side Setbacks for C-1. Discussion about possible 3 ft. side setbacks, it was still felt that the Planning Commission would like to discuss this more with Village Council before any action taken.

New Business –

Received communications from the MEDC Staff – Correspondence from the March 2026 confirming the Village of Ellsworth’s RRC Essentials designation.

Received summary of resent changes to the Michigan Land Division Act.

The meeting adjourned at 7:45 pm.

Submitted by:



Jerry Klooster

Next Meeting will be June 11, 2026, at 6:30 p.m. at the Town Hall.