

Wednesday July 9, 2025
St. Louis, MI

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doecker at 5:30 P.M.

Present: Doecker, Giles, D. Kelley, S. Kelly, Messer, Echtenaw, Palmer, Whitford, Horvat
Also Present: Josh Leppien-Asst. City Manager/DDA, Neil Sheets-Olive & Co., Levi Salmon, Bunny & John Fisher

The Pledge of Allegiance was led by Chairman Doecker.

Motion by D. Kelley, supported by Echtenaw to approve the minutes from April 9, 2025. All ayes. Motion carried.

Kurt Giles advised the planning commission that the city had received a special land use request for 520 Olive Street, it was previously a church/parsonage. Olive & Co would be using the building for weddings, open houses, baby showers and numerous other events. Kurt stated that the city sent out letters to area residents advising them of the special land use request and published the notice in the Morning Sun.

Chairman Doecker opened the public hearing at 5:36 P.M.

Kurt introduced the owner Neil Sheets to the commission. Chairman Doecker asked if someone would be on site. Neil stated that yes, he would be living in the house, and someone would be there all the time if anything is needed. They don't plan on changing the outdoor areas. The hours and days of operation may include seven (7) days a week and from 8 a.m. to 12 p.m. Parking lot will be striped and there are spaces by the road they may be the handicapped spots as they have no barriers. Kurt advised that the city had received one letter from a resident that was very supportive of the new venue. Giles read the letter from Krista Lemeraud aloud. There were two residents in the audience that stated they were also very supportive of the new venue. There were no other public comments or questions.

Chairman Doecker closed the public hearing at 5:45 P.M.

Giles stated the Special Use Permit is being presented and recommended for approval based on the footprint of the current buildings and parking lot remaining as they currently exist and the existing vegetative buffer along the perimeter of the property remaining unchanged. Any future modifications to these features would need to be addressed by site plan review procedures at the Planning Commission.

Motion by D. Kelley, supported by Horvat to approve the Special Land Use request for Olive & Co. located at 520 Olive Street. All ayes. Motion carried.

Kurt stated that there was no other business.
There were no other public comments.

Motion by Giles, supported by D. Kelley to adjourn at 5:45 P.M. All ayes. Motion carried.

Dori Foster
Recording Secretary