

**TOWNSHIP OF FREMONT**  
COUNTY OF TUSCOLA  
MAYVILLE, MICHIGAN 48744  
**Planning Commission Meeting**

April 21, 2026

**Board Present:** Greg Eggert, Henry Wymore, Tyler Ireland, Rose Laskowski, and Dwight Uhl.

**Board Absent:** Kim Vaughan, and Brandon Blatt

**Guest Present:** Amy Prill (recording secretary), Gail Prill, Matt Blatt (Twp. Supervisor), Jerry White (Twp. Zoning Administrator), Michael Humphries, Len & Mary Delickta, Tim Wingert, Alice Maeder, Matthew Zimmerman, Rick Byrd, Eric Wells, and Greg Lotter.

Meeting was called to order at 7:02 p.m. by G. Eggert.

**Minutes:**

Motion made by H. Wymore, seconded by D. Uhl to approve the February 3, 2026, minutes as presented - motion carried.

**Public Comments:**

None

**Special Land Use – Cliff Goffar for the purpose of a flea market**

G. Eggert stated that purpose of the special land use request was to operate a flea market at 3619 Mertz Road. Alice Maeder stated that they would like to operate the flea market on Monday, Tuesday, Thursday, and Friday from 9am to 3pm and on Sunday from 10am to 4pm. R. Laskowski asked how many employees they planned on having and Alice stated that in the beginning it will be just herself, Matt Zimmerman, and Cliff Goffar. G. Eggert asked if the vendors would be renting tables and Alice stated that no they would be renting a 10' x 10' booth space but the vendors themselves would be responsible for the tables and/or canopies wanted. G. Eggert stated that he did receive one letter from a nearby property owner who is not in favor of the flea market because they are worried about it getting out of control and looking like a junk yard and becoming an eye sore. Both Alice Maeder and Matthew Zimmerman stated that they plan on keeping the place clean and the vendors are not permitted to leave booths setup overnight. Eric Wells was at the meeting representing the church next door. Eric stated that their only concern was that there is no parking in the church parking lot for any reasons. H. Wymore asked that if parking in the church parking lot became a problem would they put up some signs stating no parking and both Matt and Alice stated that they would. They also stated that if they saw anyone parking over there that they would ask them to move. J. White asked what type of products would be permitted and Alice stated that there is a list of lawful things permitted and prohibited items that is listed on their website ([www.cliffscommunityfleamarket.com](http://www.cliffscommunityfleamarket.com)). G. Eggert asked if there are contracts for the vendors to sign and Alice stated that they have rental agreements. G. Eggert asked if they had checked to make sure there is enough liability coverage for this endeavor and Alice stated that Cliff had checked into this and they are all set. R. Laskowski asked if there would be signs out at the road and Matt stated that they would have signs pointing towards parking. G. Eggert asked Eric Wells from the church if the Sunday hours would interfere with church and Eric stated that it would not. R. Laskowski asked if there would be available restrooms and Alice stated that there is a public restrooms in the building.

Motion made by H. Wymore, seconded by T. Ireland to approve the special land use to operate an open-air flea market from May to September on Monday, Tuesday, Thursday, and Friday from 9am-3pm and

Sundays from 10am-4pm, with the following conditions: ensure no parking on the church parking lot, no outside storage between days or overnight, keep the area clean and picked up of garbage and also that if the property is sold the new owner must sign an affidavit stating that they will abide by the terms of the special land use. Roll call vote: H. Wymore-yes, D. Uhl-yes, R. Laskowski-yes, T. Ireland-yes, and G. Eggert-yes. Motion carried.

**Proposed Zoning Changes:**

Still waiting on the final updates from the attorney.

**New Business:**

G. Eggert stated that there is a Planning & Zoning training on May 13<sup>th</sup> in Frankenmuth if any Planning Commission members want to attend please let A. Prill know and she will get you signed up.

G. Eggert also stated that there will be a special land use meeting on May 19<sup>th</sup> at 7pm.

The next regular meeting is scheduled for July 7, 2026, at 7:00 p.m.

Meeting adjourned at 7:34 p.m.

Respectfully submitted by  
Amy L. Prill, Recording Secretary