



St. Joseph Planning Commission
Commission Chambers
700 Broad Street
St. Joseph, MI 49085

AGENDA
October 1, 2026
4:30 PM

Zoom Webinar ID 831 7515 6929 at www.zoom.us This meeting will be held in person. Comments will not be received via Zoom. Persons wishing to speak should be present in person. The public can view the meeting at the website above on a computer or mobile device, or by calling 312.626.6799 or 877.853.5247 toll-free. Telecommunications relay services to assist individuals with disabilities are available by calling 711, and providing the Zoom Webinar ID to the relay operator. There is no charge.

1. Call to Order
2. Approval of Meeting Minutes
 - 2.a [Planning Commission Meeting Minutes of September 3rd, 2026](#)
3. New Business
 - 3.a [PUBLIC HEARING: Harbor Shores Parcel 5 Planned Unit Development \(PUD\)](#)
 - 3.b [PUBLIC HEARING: R3 Mixed-Use Text Amendments](#)
 - 3.c [10-Year Master Plan Review Preliminary Analysis](#)
 - 3.d [Draft 2027 Planning Commission Meeting Dates](#)
4. Old Business
 - 4.a [Accessory Dwelling Unit \(ADU\) Text Amendments Discussion - Next Steps](#)
5. Public Comment
6. Commissioner Comment
7. Staff Comments
8. Adjournment