

PLANNING COMMISSION MEETING MINUTES - SEPTEMBER 16, 2025

The meeting was called to order at 6:02pm.

MEMBERS PRESENT: Victor Senk, Paul Williams, Walt Mixon, Rod Lowe, Jenny Irvine, Christine Lundquist. Phil Bontrager was unable to attend.

MINUTES: A change to correct grammar was made in the members present. With the change the minutes were approved on a motion by Walt with support by Paul.

PUBLIC COMMENT: None at this time.

ZONING DRAFT: Victor asked about the “good neighbor” sheet for ST Rentals. He indicated Heather from the Township office did not know what it was. Several members thought they had seen a copy. We will look for a copy.

Discussion on the Cleary property/Voyager Motel ensued along with review of the map. Victor provided a comparison of the current C-1 district and the proposed DD & GC districts. Motion by Walt with support by Rod to keep the DD District, but permit anything previously allowed under the current C1 district to be included in DD. Jenny abstained from voting due to potential conflict of interest. Christine was against the motion. All others were in favor. Motion carried.

The March 2025 map was looked at again. It was agreed that the Sucker River area as currently shown in Section 4 as Public Land should be changed to Lakeshore/River until it hits the Bay District. This basically includes anything north of H-58 on the map in section 4 up to the Bay District border.

BOARD & ADMINISTRATIVE POLICIES:

Discussion ensued regarding the recent email received from the Township Treasurer regarding policies we need to be cognizant of, related to recent complaints from the Zoning Administrator. Jenny indicated she believes the complaint about her and the Commission as a whole have been resolved. Several members questioned what exactly we had done as a Commission that warranted a complaint. Victor suggested we request a copy of the complaint to clear up the question. Rod indicated he would stop at the Township office to request a copy.

OTHER: Jenny announced she has decided to resign from the Planning Commission as she has too much on her plate since school resumed. As current vice chair, Rod will become the new chairperson.

Discussion related to getting needed changes on the proposed zoning ordinance to the consultant took place. It was agreed we should send him the requested changes, get revised copies of the ordinance and maps for our detailed review, and then schedule a meeting with him. Jenny indicated she will forward changes to the consultant ASAP and copy them to Rod as the new chairperson.

Jenny indicated we should have a draft of the Parks & Recreation document in October.

The next meeting is scheduled for October 21st at 6;00pm.

PUBLIC COMMENT: A question was asked about food trucks and the zoning ordinance. It was noted that the Township Board is dealing with this issue, not the Planning Commission.

An audience member noted there have been some recent court decisions allowing communities to limit ST rentals to only commercial districts.

ADJOURNMENT: The meeting was adjourned on a motion by Christine with support by Victor.