

PLANNING COMMISSION MEETING MINUTES - OCTOBER 21, 2025

The meeting was called to order by chairperson Rod Lowe at 6:00 pm.

MEMBERS PRESENT: Phil Bontrager, Victor Senk, Christine Lundquist, Rod Lowe, Walt Mixon, and Paul Williams.

AGENDA: The agenda was approved on a motion by Paul with support by Walt.

MINUTES: The minutes from September 16, 2025 were approved on a motion by Victor with support by Walt.

PUBLIC COMMENT: None at this time.

VICE CHAIRPERSON POSITION: Rod noted that we need to fill the vice chairperson position and asked for interested parties. Walt indicated a willingness to take the position. Walt was approved on a motion by Christine with support by Victor.

PROPOSED ZONING ORDINANCE: Rod indicated he and Walt had reviewed change requests with Pat Coleman related to the proposed zoning ordinance. Pat was agreeable to most of the requests but asked for further review/clarification on a few items.

1. **Building Height Definition:** Pat suggested leaving the definition as originally stated. The Commission members were generally agreeable, except they would like the 1st line changed as previously suggested by Victor. However, it was agreed that Figure 2.5 related to Building Height is confusing. The Commission members would like the measurements currently in the figure removed and would like Victor's suggestions related to average grade sent to Pat.
2. **Proposed R-1 District:** Pat suggested making the proposed district part of Neighborhood Residential (NR). Christine noted that the NR has city water and the R-1 would not. Victor suggested and the members agreed that we stay with the R-1 request.
3. **Buffer Strip - page 15.2:** The Commission would like section 15.4.1 eliminated from the document.
4. **Maps:** Rod reviewed the changes requested to make sure there were no missed items. He will have Pat move forward with requested changes.
5. **Short-term Rentals:** Rod suggested we may want to delete this and have the Township Board address it as a separate policy. Discussion ensued on the issue, and it was noted that the Township Board could remove it if they want to upon their review of the final draft. Christine and Victor believe it should be left in the draft. The consensus was to leave it in the draft.
6. **Renewable Energy Ordinance:** Pat sent a draft section to add in Section 10 related to large/commercial renewable energy systems related to current State regs. The Commission was agreeable. Christine noted that his proposed section number was already being used, so other sections will have to be renumbered and all cross

references changed. Christine asked that Pat clarifies how this proposal relates to current section 10.12.39 Wind Energy Conversion Systems. We think that section relates to individual houses but want clarification. Christine also requests clarification on how the proposed addition relates to page 10-25 on Commercial Solar Energy Systems. Rod will request clarification on these items from Pat.

RECREATION PLAN DRAFT: Emily Bosch Soucy from CUPPAD provided a draft of the Recreation Plan for 2026 - 2031. Christine noted that Commission member names need to be updated. It was agreed that since the document was just received, members need time for review. A special meeting will be held for this purpose on November 4 at 6:00 pm if the building is available. If not it will be held on November 5. Rod will let us know which date it will be. This will be the only agenda item for that meeting.

OTHER: There was a question about when we might expect a revised draft of the proposed zoning ordinance. We hope it will be soon, but it will require a detailed review by members again before it is made public.

Phil asked if any decisions have been made about Bitcoin Mining Operations brought to our attention a few months ago. Rod will ask Pat Coleman for his thoughts on the issue.

The next regular meeting of the Planning Commission will be November 18th. The special meeting will be on November 4th or 5th.

PUBLIC COMMENT: None at this time.

ADJOURNMENT: The meeting was adjourned on a motion by Rod with support by Paul.