

## **PLANNING COMMISSION MEETING MINUTES - FEBRUARY 17, 2026**

The meeting was called to order at 6:00pm.

**MEMBERS PRESENT:** Phil Bontrager, Victor Senk, Robin Scully, Rod Lowe, Walt Mixon, Paul Williams, Christine Lundquist

**AGENDA:** The agenda was approved on a motion by Phil with support by Christine.

**MINUTES:** The minutes for February 3, 2026 were approved on a motion by Paul with support by Victor.

**PUBLIC COMMENT:** None at this time.

**TAVSCO SIGHT PLAN:** Zoning Administrator, Calvin McShane briefly reviewed the initial site plan submitted requesting to put in some tourist cottages as well as some long-term rental houses on property on Airport Road. He noted that some things may change in the request once the Health Department does its review. He indicated that Section 6 of the current zoning ordinance comes into play with this request. After a quick review, it was agreed that these requirements would need to be followed. There were questions about shared wells and septic systems that the complex would share. Commission members suggested that more detailed drawings need to be submitted, showing how some of the shared systems would be spaced, etc. It was agreed that some adjustments might have to be made after the Health Department is able to complete its review in the spring.

**HARBOR PLAN 30 DAY NOTIFICATION FOR PUBLIC HEARING:** The Township Board is requesting the Planning Commission hold a public hearing related to the Marina/Harbor Plan. The plan was put together by U.P. Engineers & Architects. Walt noted several issues with the report as currently printed. He noted verbiage errors in multiple locations, including the Bayshore bathhouse, incorrect dredging information on page 8 and questions about the phases, including phase 3 marina expansion.

Following discussion, it was agreed that we should ask the Township Board if corrections/changes can be made prior to scheduling a public hearing. It was also asked if the phases could be brought to the public separately. The document will ultimately be used when requesting grant funding, so Commission members would like to see it cleaned up,

**DATA CENTER LETTER TO TOWNSHIP BOARD:** The letter Robin drafted for the Commission was reviewed and approved. Rod indicated that a copy had been read at the Township Board meeting but no action was taken. Motion by Christine with support by Walt to ask the Township Board to take action on the request. Motion carried.

**PAT COLEMAN - MOVING FORWARD:** Rod indicated that he discussed ongoing issues with the draft zoning ordinance with the consultant, Pat Coleman. Pat agreed to send us the electronic copy, a Word document, so we can make further changes without him. It was agreed

that once we complete our review, Christine will mark up a copy of the document to show where changes are needed. Once Township staff have made the requested changes, the Planning Commission will be given a revised copy for review and approval.

**ZONING DISTRICT MAPS:** Christine noted that the R-1 district does not show on the maps. Walt noted that they used an older copy of the maps when adding lake names. They need to be re-done using the maps dated in December 2025.

**DRAFT ZONING ORDINANCE PAGE 5-3 PARAGRAPH 1:** Discussion from the last meeting was resumed regarding the fact that the referenced Public Act was no longer in effect. It appears that the stated requirements related to setbacks from inland waters and rivers no longer exist under current state law. After significant discussion, a motion was made by Christine with support by Walt to leave the paragraph as in, except for the removal of “as defined in Act No.346 of the Public Acts of 1972”. On a vote there were 5 ayes and 2 nays (Victor & Phil). Motion carried.

**R-1 CHILDCARE AND GENERAL HOUSING:** Discussion related to actions at the last meeting to remove the R-1 district from certain Use Classes on pages 4-7 & 4-10 were reviewed. It was agreed that a separate “Use Permitted” should be added related to childcare under Community Residential Care Facilities. “Family Child Home Care License 1-6 Kids” will be added with the same allowed districts as noted for Child Care organizations, but R-1 will be added to the list.

It was noted that page 2-10 item 6C will need to have “family child home care licensed 1-6 kids” added.

On page 4-10 the meaning of “group housing” was discussed. Concerns were expressed regarding what would happen if unrelated elderly residents wanted to share housing. On a motion by Walt with support by Rod, it was agreed to add R-1 back to the permitted districts and to add. “Occupancy rates not to exceed HUD Standards” to the Use Classes & Definitions for group housing.

**PUBLIC COMMENT:** None this time.

**OTHER:** Next meeting will be scheduled for 3/17/26 at 6:00 pm. Rod indicated he has additional items for review on the proposed zoning ordinance.

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