

PLANNING COMMISSION MINUTES - FEBRUARY 3, 2026

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

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

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

MINUTES: Some changes were requested. Christine questioned the Data Center information on page 4-8, suggesting the airport needs to be deleted. It was agreed that the allowed area for Data Center should be changed to "S" in GC along southern most part of M-77 and County line.

Rod noted another change in that Robin will not author a moratorium letter. Rather, she will draft a letter to the Township Board requesting that they write a letter to achieve moratorium status for crypto mining and data centers.

Motion be Christine with support by Victor to approve the minutes as amended.

PUBLIC COMMENT: Chet Tavenner suggested we may want to more clearly define Data centers so it doesn't affect things like Hiawatha Telephone Company.

ZONING ORDINANCE REVIEW: Victor provided members a handout with his potential issues from the most recent draft.

Pg 1-2 Sec 1.3B Add federal law after state law.

Pg 2-7. Figure 2.5. Enlarge sketches

Pg 2-14. Figure 2.6. Enlarge sketches

Pg 2-33. Victor questioned definitions related to residential 1. Following discussion it was decided to leave as is.

Pg 4-3 definitions were questioned. It was agreed to leave as is.

Pg 4-4 Sec 4.3.13. It was agreed to remove "best suited" and replace with "permitted" and to remove "low intensity commercial use".

Pg 4-7. Victor asked that R-1 be removed from permitted districts for group day care and adult foster care. After significant discussion, it was decided that if those are to be removed, so should the R-1 for child care organizations.

Pg 4-10 Victor requests removal of R-1 from permitted districts for group housing.

Pg 4-12 Victor suggests removing "boarding houses" under lodging and accommodations. It was decided to leave it as is.

Pg 4-16 under Single Family and Two Family Dwellings, it was agreed that there should be a dividing line in the 1st example box clarifying the section for Single-family dwelling only.

Pg 4-16 Victor questioned the tiny house section. It was agreed to leave as is.

Pg 4-18 Victor suggested removing R-1 for Utility & public service installations . It was agreed to leave as is.

Pg 5-3 Sec 5.3.1. Victor suggested removing the paragraph as he believes the public act referenced was repealed. After a quick Google search, it appears it was incorporated into the "Natural Resources and Protection Act". It was agreed that pending Rod following up to make sure this is correct, we would simply add "as incorporated into the Natural Resources and Protection Act" after "1972" in the paragraph. Other questions on that page were to be left as is.

Pg 7-11 Sec 7.16. Victor questioned square footage requirement. It was agreed to leave as is.

Pg 10-11 Sec 10.12.15. It was agreed that R-1 needs to be removed based on what was changed on pg 4-10.

Pg 10-12 Sec 10.12.15F it was agreed R-1 needs to be removed based on actions agreed to in section 4.

Pg 14-4 Table 14.1. It was agreed to note that ADA requirements are to be met.

Pg 14-9 Figure 14-1. It was agreed to note that ADA requirements are to be met.

Pg 10-10 Sec 10.12.10. It was agreed to add Bay, DD, FR, & GC to the districts.

Pg 18-4 Sec 18.5.7. It was agreed to add the following paragraph.

"The Zoning Administrator shall keep a Special Zoning Orders Book, which shall list, with a brief description, all variances, conditional use permits, rezoning, designations of Class A Nonconformance, and any terminations of any of them. Each item shall be assigned a number when entered. The Zoning Administrator shall also keep a map, to be known as the Special Zoning Orders Map, on which shall be recorded the numbers in the Special Zoning Orders Book to indicate the locations affected by the items in the book. The Special Zoning Orders Book and map shall be open to public inspection."

Rod expressed concern that we are still adding things, not just correcting clerical errors. He will discuss this with Township officials. The possibility of getting an electronic copy of the zoning ordinance to make changes ourselves will be considered.

PUBLIC COMMENT: Chet Travner expressed concern about the job done by Pat Coleman.

OTHER: Next meeting is scheduled for 6:00pm on February 17th.

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