

PLANNING COMMISSION MINUTES - APRIL 28, 2026

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

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

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

MINUTES: The minutes of March 24, 2026 were approved on a motion by Phil with support by Walt.

PUBLIC COMMENT: None at this time.

MOVING PLANNING COMMISSION MEETING DATES: Based on the change in the scheduling of Township Board meetings, it was requested that Planning Commission meetings be moved to the second Tuesday of the month. Commission members were okay with this, except there would not be a quorum in May based on multiple conflicts. If okay with the Township, the May meeting will be on May 26, and future meetings will be on the 2nd Tuesday of the month.

ZONING ADMINISTRATOR REPORT: Calvin McShane briefly reviewed items currently in process, primarily conditional use items. He indicated it isn't too busy yet. Rod asked about the proposed ice cream shop and if the Township had a say in it opening. Calvin indicated that it is in a commercial zone, so the Township would not be involved. Discussion ensued regarding the Township's roll versus that of the health department.

HARBOR MASTER PLAN/SAVE WEST BAY: Rod indicated he had recently met with Bill Egerer to discuss the Save the Bay initiative and how it relates to the Harbor Master Plan. Rod made a motion, supported by Paul to adjust the Harbor Master Plan. The change would have phase 3 be dredging the Bay, noting the Save the Bay initiative. Phase 4 would cover the marina expansion. Motion carried.

DATA CENTER MORATORIUM: Rod noted that 56 Michigan Townships now have moratoriums against data centers. Calvin indicated that under current zoning, a proposed data center would have to go thru the Planning Commission as a conditional use permit request. It was noted that there are some proposals at the State level, but they are moving slowly. Motion by Christine with support by Rod to propose a moratorium on data centers to the Township to stay in effect until the proposed zoning ordinance is reviewed and approved by the Township. Robin indicated she would draft another letter to the Township. Motion carried.

ZONING ORDINANCE PROPOSAL: Rod noted that Lorie and Sarah at the Township office have the program and file needed to make changes to the proposed ordinance. Once Planning Commission adjustments are made, the Township Board takes over to review and make

changes they may desire, after which it goes to the Township attorney for review. Rod asked if there were any further changes desired by members.

Walt asked if we should add a definition in Article 2 for "social district". After discussion of potential liability issues, it was agreed not to add this in.

Victor asked about page 2.33 noting he did not see the R-1 district in the definitions. It was noted that this section was related to acronyms and none of the districts are listed here.

Phil asked about the Data Center definition on page 2-12. After discussion it was agreed to leave as is. Phil also asked about section 14.2.11 related to mobile home/recreational vehicle. It was agreed that this is intended to allow someone to park their vehicle on their property, but it cannot be connected to water or septic systems. The intent is to keep people from living in said vehicles.

There were no additional changes requested, so the proposal will now go to the Township Board for review.

PUBLIC COMMENT: Bill Egerer thanked the Commission for incorporating the Save West Bay concerns into the proposed Harbor Master Plan. He noted information he has related to emergency funding received in 2013 for dredging at the marina and indicated he will forward it to Rod.

Pending Township approval, the next meeting of the Planning Commission will be on May 26, 2026 as there will not be a quorum on the 12th.

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