

PLANNING COMMISSION MINUTES - JULY 14, 2026

The meeting was called to order at 6:02.

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

Those in attendance stood for the Pledge of Allegiance.

AGENDA: Rod requested that “member comment” be added prior to public comment. With that change, the agenda was approved on a motion by Walt with support by Phil.

MINUTES: The minutes from 5/26/26 were approved on a motion by Victor with support by Walt.

MEMBER COMMENT: None at this time.

PUBLIC COMMENT: None at this time.

CONDITIONAL USE PERMIT #2026-1 (Nicholas & Jennifer Paul): The Paul’s proposal and draft map were reviewed. Calvin McShane, Zoning Administrator, noted more detail will be needed on the map. He otherwise did not see any significant issues with the proposal. The Paul’s answered several questions. Phil noted potential issues with the current zoning ordinance (pages 23 & 24), but said it is likely okay as long as the livestock is limited. Victor noted that if “hosting events” is planned they will need appropriate parking and facilities. Jennifer noted that the barn would be used for small private events. Nicholas noted that farming would not be large scale and would be primarily for them, not commercial. Victor asked about “small-scale livestock”. Nicholas indicated they thought about a cow, but it’s currently too expensive.

Calvin indicated that notice to neighboring property owners and a public hearing is necessary before the Commission can take action. Christine moved and Phil supported that we indicate their agricultural & livestock plans be limited to private use, not commercial operations. This would not prohibit bringing goods to things like farmers markets. Motion carried.

Rod moved & Walt supported going forward with neighbor notifications by the Township and scheduling the public hearing. Motion carried.

ELLEN STREET BURNING AND COMMERCIAL USE: Calvin and Rod described an issue that has developed where a lot was cleared in a residential area, and the owners were moving vegetation and other items from a different lot they were clearing into it. Neighbors have complained and per Calvin, what they are doing becomes a commercial use. Calvin indicated at this point they could leave everything to rot, but cannot burn it. EGLE/DNR will be visiting the sites. It will take some time for all issues to be resolved.

DATA CENTER MORATORIUM: Rod indicated that the Township Board did vote in favor of a moratorium against data centers. Paul indicated the resolution has not yet been written.

ZONING ORDINANCE: The proposed zoning ordinance is currently in a 60 day review process. Paul indicated Township Board members will begin their review and discussion at the August meeting.

PUBLIC COMMENT: None at this time.

NEXT MEETING: Rod noted we are only required to meet 4 times per year for regular meetings. He suggests that the next regular meeting be scheduled for the 2nd Tuesday in October. A special meeting will be scheduled prior to that for the public hearing on the Paul's proposal.

Paul Williams noted that we may need to add a special meeting to discuss the Husky Haven issue that has developed. Commercial operations including sled dogs, sled dog rides, and flight instructions have been taking place in the residential area. Neighbors are complaining about noise, dog waste and barking, and planes landing on Nugent Lake. Paul indicated the Township may take legal action if the owners do not cease commercial operations.

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