

## **PLANNING COMMISSION MEETING MINUTES - AUGUST 22, 2024**

The meeting was called to order at 6:32 pm by Larry Shaffer.

**MEMBERS PRESENT:** Jenny Irvine, Lou Lundquist, Walt Mixon, Rod Lowe, Larry Shaffer, Phil Bontrager, & Christine Lundquist.

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

**MINUTES:** Minutes from the July 31, 2024 meeting were approved on a motion by Rod with support by Jenny.

**PUBLIC COMMENT:** Bob Hughes noted that he thinks the proposed ordinance seems “too intense”. He also pointed out that the maps have the area off Cemetery Road, south of H-58, where he resides, marked as Bay District rather than Rural Residential. The Commission members reviewed the area he noted and agreed it is an error. Larry will bring it to the consultant’s attention so a change can be made.

Lori McShane indicated that a couple of people had stopped at the Township office to question an area on east H-58 (see 10, 11, & 12 on map) on the south side of the road. After discussion, it was agreed the Rural Residential area should extend to the south side of H-58 and some additional area around the Sucker River should be Lakeshore/River. Larry will review this with the consultant.

Dave Turtin indicated he sent an email questioning Section 10.12.39 related to wind energy. He suggested it seems overly restrictive as smaller wind energy units are now available.

### **PREPARATION FOR PUBLIC HEARING:**

Larry commended the Commission on the hard work that has been done to get the document ready for public review. He reminded everyone that we need to welcome ideas that come to us at the hearing, and not take personally any disagreements individuals may express over the work done to date.

Walt indicated some existing business owners may bring up issues with special use permits.

Jenny questioned if “spot zoning” should be considered for The Mercantile on east H-58.

Christine noted the reasons we had not utilized spot zoning with other establishments, and noted that people residing nearby might take issue. It was decided to wait until after the public hearing before discussing further.

Christine noted some minor corrections/typos that had been sent to the consultant related to changes requested in minutes of the last two meetings.

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

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