

**Kawkawlin Township Planning Commission  
Regular Commission Meeting  
11-May-23**

**1. Call meeting to order: 7:05**

**2. Pledge of Allegiance**

**3. Roll call:** Present: R. Fletcher, C. Campbell, G. Roof, P. Rokosz, D. Cianek

**4. Approval of Minutes:**

Motion: Fletcher/Rokosz

Aye: All - motion carried

**5. Approval of agenda**

Motion: Fletcher/Rokosz

Aye: All - motion carried

**6. Public comment on agenda**

**Brad Eddy** - Presented 3 ring binder - C3 zoning missing -

1. Presented 3 ring binder - shows C3 that was in existence before the last Master Plan but is now zoned Industrial or C2.
2. Mr Rokosz's property turned from C3 to I1.
3. Spicer began Master Plan in July 2015, not 2016, and ~~Jim Barcia & Laura Olga~~ the County Executive and the County Environmentalist gave Spicer's access to GIS system.
4. ~~Bragiel was rezoning properties at his free will, and there are no minutes showing the rezoning.~~
5. Eddy Bros & Docketts were following C3 uses, ~~but the township came after them.~~
6. Previously commented that many property lines are incorrect on the new Master Plan.
7. ~~Are the Weilands looking to start an RV park on M-13? Their zoning went from C3 -> Residential, but now on the Master Plan, it is zoned as Commercial.~~
8. Master Plan has M-13 logo right on his property.
9. Master Plan, on Industrial page, shows P. Rokosz property.

**Tony Martin** -

1. 1-1/2 years he's been trying to sell an acre of his land to Taco Bell. He's got money invested.
  2. ~~Now they're concerned about water.~~ Now, the Bay County Drain Commission is worried about drain water.
- ~~Response from R. Fletcher - Drain Commissioner was dragging feet. Gov't at work.~~

**Laurie DeShano** -

1. Remind the board about January 2022 town hall: what residents wanted in township. #1 thing they wanted is to have more eating establishments. ~~If we bring in more jobs, people need to eat locally. Quick lunch, not sit down, not leave town.~~ She supports proposed Taco Bell.
2. ~~How are we supposed to grow businesses if we can't feed them here.~~
3. Huge investment in our community and increased tax revenue.

**Cameron Penix** -

1. ~~Oppose building of the resort cabins. 9 windows face that way. This will affect resale value.~~ Expressed his opposition of the building of cabins due to fact that his house has nine windows facing that property
2. ~~Putting multiple rentals on small parcel.~~ - Opposed to putting multiple rentals on small parcel.
3. What will this do to their property value.

## 7. Public hearing

## 8. New business - None

## 9. Old business

### a. Review Master Plan corrections

P. Rokosz passed out folders with the adjustments showing error corrections

G. Roof asked clarification on when Master Plan was started. B. Eddy said he has documentation from Barcia & Olga. Your clerk should have it unless he ditched it before he left.

April 17th = 63 day review window

June 8th = next Planning Commission meeting to discuss Master Plan

June 19th = end date of review window

July 26th = Notice in paper for public review

Aug 10th = public review

B. Eddy inquired as to what was going to happen with the property lines that were inaccurately listed in the new Master Plan. He came forward and pointed them out. Would like to see it corrected.

Fletcher / Rokosz table it to have Spicer check the property lines

Aye: All - motion carried

### b. Taco Bell - approval

R. Fletcher - we're only waiting on approval from drain commission for onsite drainage

~~C. Campbell - relayed the issue brought up at Monday's Board mtg how 180,000 gallons of water leaked at the property next door, and there was no standing water. Also the enlarging of the pond, as well as the soil not being what they originally thought it was.~~

~~G. Roof also commented that for all the years he has been here he has never seen any standing water~~

**Motion:** In light of expanding the pond, that we issue the building permit

C. Campbell / G. Roof - Aye: All - motion carried

P. Rokosz wanted more discussion on how close did they ~~got to the water retention.~~ get to the Bay County Drain Commission water retention requirements.

Aye: All - motion carried

### c.

~~R. Fletcher - discussion about the definition of multi-family dwelling - detached & attached~~

~~R. Fletcher - There are no minimum lot sizes, widths or depths on C1 properties. They just need to meet the set backs.~~

~~From eaves, 10' set back from property line on each side~~

~~Kurt - Concerns: Fire Dept access, fire loads, codes, etc~~

R. Fletcher - we have to create the usage first before parking, etc.. is taken into consideration

B. Gohr - Called the township and Greg-Township Clerk said it was approved. When the owner's came in they were told it was approved. That's the hardship we're claiming.

Mike Staszak - That's our hardship. We were assured this was already done before we bought it.

~~R. Fletcher - Where's the paper that show's that?~~

~~Zoning Board of Appeals needs to approve it.~~

~~P. Rokosz - Only a few parcels meet that current (C1) zoning in the township.~~

~~R. Fletcher - We are trying to create it to show there can be multiple dwellings on one lot in C1. Right now it does not say that~~

~~C. Campbell—67' wide lot kind of gets me, the size being small. You can't even build a house on a 67' lot. But they're going to put 2 mini houses and POSSIBLY a storage building on a 67' (wide) lot? If family members come up, they'll park wherever they can park, which could cause problems.~~

~~R. Fletcher - As long as you meet the setbacks (that determines the building size)~~

~~C. Campbell - If we're not careful, we'll have residents showing up saying: Why can't we build a house on a 67' wide lot.~~

R. Fletcher - changing this will allow all C1 properties to do this by a **special use permit** (have multi family dwellings)

B. Eddy - Will I see this next door on the property that is that is currently zoned residential (R1) , but is zoned C1 on the new Master Plan?

R. Fletcher - They would need a special use permit.

~~R. Fletcher - The setbacks will determine the size of the buildings.~~

L. DeShano - If you had 40 acres, the way that you're changing this language, there would be no limit on the number of dwellings or structures that can be put on it?

R. Fletcher - Correct. Need to get a special use.

~~G. Roof - Need to meet all of the criteria and definitions.~~

**Motion:** R. Fletcher / P. Rokosz Add: Allow multiple unattached dwellings per lot in C1 use only, by special use permit.

Roll call vote: Aye: All - motion carried

**Motion:** R. Fletcher / D. Cianek: Update: Per Spicer's definition that multi family dwelling units include both attached and unattached (see attached documentation).

Roll call vote: Aye: All - motion carried

**10. Correspondence**-Brad Eddy's 3 ring binder

**11. Board meeting report - None**

**12. Zoning administrator report (Fred Schmidt) - None**

**13. Planning consultant report - None**

**14. Public comment - None**

**Brad Eddy** - Handed out 3 ring binder to C. Campbell (township trustee - to add with Correspondence) and member of public, Lisa Eurich. Please contemplate bringing C3 back. ~~Kawkaulin township took from him, his family and the Docketts.~~

**15. Next meeting: June 8th @ 7:00 pm**

**16. Adjournment: 8:42 pm**