

Kawkawlin Township Planning Commission  
Special Meeting Minutes  
July 13, 2023

Call to Order: Chairman Ric Fletcher called the meeting to order at 7:03pm with the pledge to the flag.

Roll Call: Present –P. Rokosz, G. Roof, R. Fletcher, D. Cianek, C. Campbell

Minutes: Motion to approve June 8<sup>th</sup> meeting minutes made by Cianek/Rokosz. **Motion carried.**

Agenda: Fletcher added item to New Business, B-Fee increase for Site Plan Review.

Motion made by Fletcher/Rokosz to approve the amended agenda **Motion Carried**

Public Hearing:

1. Ron Penix - 53 S. Linwood Beach – also owns 43 S. Linwood Beach, concerned about Elite Cabins, feels it's an act of revenge, worried about the problems it will cause.
2. Susan Meir – 71 Harbour View Pointe – fears for her safety, upset because she was never notified
3. Michele Penix-53 S. Linwood Beach Rd.- worried about the parking problem the cabins may create, and has water/sewage concerns, also worried if there is enough water pressure in case of fire
4. Susan Meir – 71 Harbour View Pointe – concerned about noise and fumes from generators, would be willing to consider an offer on her home
5. Josh King – 47 Harbour View Pointe- concerned with the changes in zoning and set back requirements
6. Lori Pieniozek - 65 S. Linwood Beach Rd.- has concerns with water, roads, parking and sewer if cabins are built
7. Shea Kindel – 53 S. Linwood Beach Rd.- agrees with Lori
8. Marty Fish-Flores – 25 Harbour View Pointe – worried about illegal activity, upset she was not informed about cabins
9. Dave Stockmeyer – 61 Harbour View Pointe- concerned the cabin project is done right and future sustainability

New Business:

- a. Zoning Ordinance Definition Changes and Additions – Motion made by Roof/Cianek to amend C1 Zoning Ordinance 36d to read: Tourist Dwelling: A single parcel of land containing two or more dwelling units designed for transient use and conforming in all other respects to the standards set forth in Dwelling Unit. At least two parking spaces will be allotted per unit. All vehicles, trailers, RV's, watercraft, etc.... must be kept within their parking spaces. Property owner will be fined for parking violations.  
Space between the eaves is to be 20 feet.  
Yes: Cianek, Roof, Rokosz, Fletcher No: Campbell **Motion carried.**
- b. Application fee increase – Motion made by Campbell/Fletcher to increase fee to \$500.00 for Commercial Site Plan Reviews, third party fees would be paid by the applicant i.e., lighting surveys, storm water management, etc. Yes: Roof, Rokosz, Fletcher, Cianek, Campbell **Motion carried.**

Correspondence: Dave Stockmeyer, chairman of Board of Directors for Harbour View Condos, read a letter from Board of Directors, written March 19<sup>th</sup>, and given to Kawkawlin BOA, to be shared to all Boards, but was not shared at that time. The letter stated their concerns; sewage & water, noise & nuisance, trespassing & security, parking and bridge use if the Elite cabins are built.

Zoning Administrator Report: Fletcher read Campbell's copy of Zoning Report to the Board.

Public Comment:

1. Person did not give their name or address- concerned about relationships and vengeance
2. Charles Campbell- S. Huron Rd.- offered, anyone who wants one, Complaint Forms.
3. Ron Penix- 53 S. Linwood Beach Rd. – worried about having to call police if Ordinance is not obeyed
4. Cameron Penix – 53 S. Linwood Beach Rd.- worried about the cost of fines won't be high enough to deter people from breaking rules/ordinances.
5. Person did not give name or address – claims BOA member was rude to her.

Next Meeting - August 10, 2023 @ 7:00 PM

Fletcher adjourn meeting at 8:22 pm