

Kawkawlin Township Planning Commission
Regular Commission Meeting Minutes
March 14, 2024

Call to Order: Chairman Rokosz called the meeting to order at 7:00 pm with the pledge to the flag.

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

Minutes: **Motion** made by Campbell/Rokosz to approve Minutes from February 22nd Planning Commission meeting with the correction in New Business b. changing results of the survey are in to further communication is received.

Motion carried.

Agenda: **Motion** made by Cianek/Campbell to approve agenda. **Motion Carried**

Public Comment on Agenda

1. Brad Eddy-1890 S. Huron Rd.- spoke on Master Plan survey
2. Cameron Penix- 53 Linwood Beach Rd.- concerned about possible cabins being built
3. Michele Penix-53 S Linwood Beach Rd.-questioned term “Tourist Dwelling”
4. Dave Stockmeier- 61 Harbour View Point- wants to talk during Public Hearing

Old Business:

- a. Master Plan –survey update- Jen from Spicer reported that 175 paper surveys received and 84 electronic surveys received as of present day
- b. Short Term Rental Ordinance Discussion- **Motion** made by Rokosz/Campbell to send a letter to the Board of Trustees to recommend a joint workshop between Board and Planning Commission to work on Short Term rental ordinance. **Motion carried**

New Business:

a. Zoning Ordinance Document- **Motion** made by Rokosz/Cianek to send letter to Board of Trustees requesting they allocate funds for Spicer to update the online Ordinance to make it an editable document
Motion carried

b. Public Hearing – XLC Linwood Elite Resort Special Use Permit **Motion** made by Campbell/Roof to open Public Hearing at 7:33pm Yes: Cianek, Roof, Knochel, Campbell, Rokosz **Motion carried**

1. Co-Applicant-Charlie Thompson-7780 Mulgrave Dr. Saginaw- gave history of project, answered questions
2. Co-Applicant- Brad Gohr- answered questions
3. Michele Penix-53 S. Linwood Beach Rd.- spoke against
4. Mary Jo Brandimore- 1169 Brissette Beach- spoke
5. Dave Stockmeier- 61 Harbour View Point-spoke
6. Cameron Penix- 53 S. Linwood Beach Rd.-spoke against
7. Lisa Eurich- 2890 Two Mile Rd.-spoke against
8. Amy Parisi-47 Harbour View Point-spoke twice
9. Ron Penix-53 S. Linwood Beach Rd.-spoke against
10. Brad Eddy-1890 S. Huron Rd.-spoke

Motion made by Campbell/Rokosz to close Public Hearing at 8:56pm Yes: Cianek, Roof, Rokosz, Knochel, Campbell **Motion carried**

After much discussion, a **Motion** was made by Rokosz/Roof to approve site plan and special use permit for parcels # 09-080-001-100-015-07, # 09-080-001-100-015-05 and # 09-080-001-100-010-04 with the convenience that Site #1 will need spill ways on both sides of driveway because of grade of parking lot, Site #3 will need spill ways on north side of driveway, Sites #1, #2 and #3 will have Wall Pak lighting mounted on the

buildings with shades, Sites #1, #2 and #3 will need written approval from EGLE prior to Building Permits being issued, Site #3 will have 6ft fence to set backs. Yes: Cianek, Roof, Rokosz, Knochel No: Campbell
Motion carried

Note, Campbell concerned with parking, density and agreement between Hoyle and Harbour View.

Correspondence: No new correspondence

Board Meeting report- Campbell gave report

Zoning Report- Members reviewed Zoning report

Planning Consultant Report- No other comments

Public Comment:

1. Brad Eddy- 1890 S. Huron Rd.- gave some family business history
2. Pam Schmacher - Merritt Township- has petition to retain local control of wind and solar zoning

Next Meeting - April 18, 2024 @ 7:00 PM

Motion made by Cianek/Campbell to adjourn meeting at 9:10pm **Motion carried.**