

Kawkawlin Township Planning Commission
Regular Commission Meeting
April 9, 2026 7:00 PM

1. Woods Called to Order at 7:00 PM with Pledge of Allegiance
2. Roll Call: Blohm, Knochel, Rouech, Woods
3. Approval of Minutes
 - a. 12/04/25
 - i. Blohm: Motion to approve 12/04/25 Draft Minutes
 - ii. 2nd: Rouech
 - iii. All in Favor: Yes
 - iv. **MOTION PASSED**
 - b. 02/12/26
 - i. Blohm: addition, #4 discussion between Don, Tom and board, 12/04 minutes. Attorney said to not do minutes.
 - ii. Woods: minutes not included per township attorney
 - iii. Blohm: approve amended 02/12/26 minutes
 - iv. 2nd: Knochel
 - v. All in Favor: Yes
 - vi. **MOTION PASSED**
4. Approval of Agenda Items
 - a. Blohm: Motion to approve agenda items
 - b. 2nd: Woods
 - c. All in Favor: Yes
 - d. **MOTION PASSED**
5. Public Comment (Agenda Items): None
6. Old Business
 - a. Discussion-Amendments to Zoning Ordinance
 - i. Tom Reif (Zoning Administrator): address Mixed Use District first, specifically referencing map provided. Discussion: Principle permitted uses, conditional uses (requires special use permit), setbacks, village commercial, parking requirements.
 - ii. Tom: Proposal to amend zoning ordinance to correct errors leading to variances and incorrect uses.
 1. Tom: definition of crematory/crematorium missing from ordinance
 - a. Woods: strike it, do not add definition at this time
 - b. Knochel: prefer to table it and not discuss a definition or address the topic.
 2. Tom: Waterfront parcels (R-1 and R-2) suggest adding R1-A. Size of accessory structures in relation to the size of the principal

structure on waterfront properties. #9 Accessory building restrictions: shipping containers allowed in AR-1, R1-A, R-2, C-1, C-2, and Industrial Zoning if appearance is maintained (no rust or deterioration) #11 Except for legit farm operations, only one accessory building is permitted with detached garage, two with an attached garage. #12 Size of accessory buildings in AR district. Allowing religious institutions in C-1 and C-2. Adding Village Mixed use district to chart. R-4 Manufactured home park, accessory building staying at 18ft.

- b. Discussion – Changes to Master Plan
 - i. Don Hamilton: In agricultural and rural residential: making lots bigger to preserve lot sizes. Make cluster housing/open space housing, have to maintain 50% open space, allowed to have smaller lots but have land stay agricultural. Majority of people from the survey want to see more single-family homes. Proposing to not have a “recreational district” but instead have “DNR Land” and designate it. Business opportunity help.
 1. Blohm: Motion to remove business opportunity center from Beaver Road.
 - a. 2nd: Woods
 - b. [No majority vote]
 - ii. Hamilton: High intensity uses, proposing the area in Tobico Marsh, total area of 173 acres. Potential uses include data centers, industrial uses, utility facilities, renewable energy systems (wind/solar), battery storage facilities. Spicer suggested creating a corridor plan in their draft [for M-13]. There are too many residential districts [4], you should only need two. Proposing that Brissette can just be one district, asked Tom to check all waterfront properties to make them their own districts because the areas are too small to conform. Action plan, 4 main recommendations of this update: 1. Encourage yet control single family growth. 2. Encourage business development at the I-75 exchange. 3. Beautify and rejuvenate M-13 corridor. 4. Create zoning ordinance based upon the updated master plan. / Recommend having capital improvement plan, 6-year plan. Recommend creating Linwood Village Mixed Use and along M-13.
7. Public Comment-None
 8. Adjournment-Woods Motion to adjourn at 9:19 PM
 - a. 2nd: Rouech
 - b. All in Favor: Yes