

Kawkawlin Township Planning Commission

Thursday December 4, 2025 7:00PM

1. Woods called meeting to order at 7:00PM
2. Pledge of Allegiance
3. Roll Call: Sequin, Schlanderer, Knochel, Blohm, Woods
4. Approval of Agenda
 - a. Motion to approve: Schlanderer
 - b. 2nd: Sequin
 - c. **MOTION PASSED**
5. Approval of minutes from October 2nd and 9th, 2025
 - a. Motion to approve: Woods
 - b. 2nd: Schlanderer
 - c. **MOTION PASSED**
6. Public Comment (agenda items only, 3 min limit)
 - a. Patrick R 1766 Maroba Dr
 - b. Steve Dennis 170 S Huron
 - c. Tom Owczarzak 1638 E North Boutell
 - d. Anonymous Female
 - e. Christopher Thompson 1795 Maroba Ct
 - f. Louis Roth Fraser resident
 - g. Andrea Trudell 1680 E Linwood Rd
 - h. Susan Nielsen 261 Shaw Ln
 - i. Susan Kazaro Pinconning Township Res
 - j. Janelle Goodell Nonresident
 - k. Pat Padjot 102 S Huron Rd
 - l. Todd Schultz 166 N Kaiser Tower, Kawkawlin Township property owner
 - m. Christy Berthume 2555 Mackinaw Rd
- Woods motion to close public comment
 - o 2nd: Sequin
 - o All in favor: yes
 - o **MOTION PASSED**
- Woods motion to move item #8 (correspondence) to item #7
 - o 2nd: Knochel
 - o All in favor- yes
 - o **MOTION PASSED**
7. Correspondence
 - a. 3 items read by Woods from Pat Padjot, Paul Dore, and Celia Jeske
 - b. Motion to close correspondence: Woods

- c. 2nd: Schlanderer
 - d. All in favor: yes
 - e. **MOTION PASSED**
8. A. Bay County Road Commission Building Site Review (referred to as 7A)
- o Motion to accept: Schlanderer
 - o 2nd: Sequin
 - o Roll Call Vote: Blohm-yes, Knochel-yes, Sequin-yes, Schlanderer-yes, Woods-yes
 - o **MOTION PASSED**
- B. Steve Dennis-Site Plan review 170 S Huron Rd (referred to as 7B) (55:10-1:05:59)
- o Woods states he viewed 3 separate applications:
 - o Intended use: Crematory
 - o Intended use: white out/blank
 - It is a requirement to be listed, also required if use of structure for light industrial is changed, to go through Planning Commission (Woods)
 - o Intended use: undetermined
 - o Most recent (today): Intended use for incinerator to be used for crematory
 - o Mr. Dennis asked to approach to clarify. Woods stated that it is not likely he would be able to approach due to public comment being closed and they are currently in the process of making motions. Schlanderer suggests to allow Mr. Dennis the chance to explain the applications. Woods clarifies that Mr. Dennis only intends to speak on the item at hand regarding the Site Plan Review. Mr. Dennis-yes.
 - o Schlanderer advises the commission that Mr. Dennis is able to speak on the site plan review and if the commission has questions, they can be asked directly to Mr. Dennis.
 - o Woods asks if this is something Schlanderer is confident in
 - o (unintelligible comment from audience/commissioners)
 - o Schlanderer states there is an opportunity for public comment at the end of the meeting, leaves decision up to Woods.
 - o Woods advises that he is unsure of the legal requirements for public input at this time
 - o Schlanderer states again that the commission can ask Mr. Dennis to answer questions while they discuss the item being currently addressed
 - o (unintelligible discussion between commissioners)
 - o Woods states that in the zoning that a crematorium is defined by Michigan under the Cemetery Act (act 251 of 1968) only refers to “incinerators” and not crematories. In the Kawkawlin ordinance, there is not a specific definition for crematories, but there is one for incinerators. Woods states in his opinion, the Planning Commission does not have authority as Planning Commission to give

[Mr. Dennis] the right to build a crematory on agricultural property. Woods would prefer to table this discussion until legal, ZBA can be contacted.

- Motion to table discussion by Woods
- 2nd: Knochel
 - Roll Call Vote Attempted: halted by Schlanderer
 - Woods calls for all in favor
 - Schlanderer- aye, Sequin-no, should be able to vote based on what has been submitted
 - Mr. Dennis: interrupts attempted Roll Call stating ZBA can't pick it up until Planning Commission votes it "out," also argues that you [Planning Commission] can't not allow me to build a building on my property. Woods advises that applications have to have an intended use listed. Mr. Dennis states that the application was for storage. Woods states that there should have been an application for storage.
 - Woods states he is aware that the site [170 S Huron Rd] was excavated, a permit was given that had not gone through the Board, and did not go through proper channels. A red tag was put on to cease building. Despite this, concrete was still poured on the property by an unknown authority when the permit was on hold. This is a violation.
 - Woods reiterates ordinance, per Zoning, Crematory must be on "AR Property"
- Motion to Deny items B and C because they do not fall under Kawkawlin Ordinance: Blohm
- 2nd: Woods
- Roll Call Vote: Sequin-yes, Schlanderer-no, Knochel-yes, Blohm-yes, Woods-yes
- **MOTION PASSED to deny items B and C**

D. Steve Dennis- Reimbursement

- Motion to reimburse Steve Dennis for special meeting money paid for application by Knochel
- 2nd: Schlanderer
- Roll Call Vote: Sequin-yes, Schlanderer-yes, Knochel-yes, Blohm-yes, Woods-yes
- **MOTION PASSED**

E. Amend Kawkawlin Township Planning Commission Bylaw Sec 2: D Quorum

- Motion to approve item E. on the agenda by Schlanderer

- 2nd: Woods
- Roll Call Vote: Sequin-yes, Schlanderer-yes, Knochel-yes, Blohm-yes, Woods-yes
- **MOTION PASSED**

9. Board Meeting Report

- a. Schlanderer: not available at this time

10. Zoning Administrator Report

- a. No notable response

Knochel motions to enter closed session

2nd: Blohm

Roll Call: Sequin-yes, Schlanderer-no, Blohm-yes, Knochel-yes, no additional votes

ENTER CLOSED SESSION (1:10:38-1:17:10)

Motion by Woods to close special session.

2nd: Schlanderer

All in favor- yes

MOTION PASSED

11. Planning Consultant Report

- a. Not addressed.

12. Public Comment

- a. Several comments made by residents not at the microphone. Unable to record names and addresses of these speakers.
- b. Q. “What’s going on with these special sessions?” (unknown speaker)
 - i. Woods: needed to clarify a few things
 - ii. Schlanderer: Individually we all prepare but cannot join together prior to the meeting as this would be a Quorum. Everything is considered separately. (Woods in agreement) After we have a vote, at that point we can talk together as a group.
- c. Q. “....feels like your mind is already made up, we are going to have to deal with this.” (unknown speaker)
 - i. Woods and Sequin advise the special use permit for Mr. Dennis was denied. Woods reiterates that he’s not to say that Mr. Dennis cannot go through other avenues, just not through the authority of this board. (1:19:05)

- d. More comments made from crowd, unable to record names and addresses of these speakers.
 - i. Woods requests that if anyone would like to make public comment, they will need to approach the microphone.
 - e. More public comment from crowd. Unable to record names and addresses or questions/comments raised.
 - f. Charles Campbell 525 S Huron
 - g. Motion from Woods to close public comment
 - i. 2nd: Knochel
 - ii. All in favor- yes
 - iii. **MOTION PASSED**
13. Woods motions to Adjourn at 8:23 PM
- a. 2nd: Schlanderer
 - b. All in favor: yes
 - c. **MOTION PASSED**

The minutes for this meeting were dictated by a staff member that was not in attendance nor in office at the time of this meeting. Minutes were dictated via audio recording with assistance from Brad Eddy to confirm voices of Planning Commission members during Roll Call votes, Motions proposed, and Seconds to those Motions as well as the spelling of names to be recorded during Public Comment sections. 01/28/26