**Kawkawlin Township Planning Commission**
**Public Hearing**
**April 16, 2026 7:00PM**

1. Woods Called to Order at 7:01PM
2. Pledge of Allegiance
3. Roll Call: Rouech, Knochel, Blohm, Woods
4. Open Public Hearing at 7:03PM
    a. Amendments to Zoning Ordinance
        i. Tom Reif: Item 2: Waterfront parcels in R1, R1A and R2 Districts. New district will be R1A for waterfront. Getting rid of R1 and R2.
        ii. Accessory structure: must be at least 20 ft from road right away, and at least 5ft from each side adding: rear lot line for appropriate setback. Not to exceed 2x the sq footage of the ground floor of the principal structure. Maximum height was 18ft, becoming 25ft.
        iii. Changes in 9: automobiles, buses, mobile homes, semi tractor trailers, tents, truck bodies or similar portable units shall not be used as accessory buildings, this is nothing new. Change: shipping containers, not prohibiting them. Permitted in: AR1, R1A, R2, C1, C2, and Industrial Zoning Districts provided their appearance is maintained; no rust or deterioration.
        iv. Changes in 11: Except for legitimate farm operations in the AR district, only one accessory building permitted per lot in addition to one detached garage, two accessory buildings are permitted per lot in addition to one attached garage.
        v. 12: In all zoning districts, no accessory structure greater than 1,200 sq. ft in ground floor area shall have a ground floor area which exceeds 2x the ground floor of the principal and nor 25 ft in height. Legitimate farm operations in Agriculture (AR) are treated differently. Accessory structures of any size are permitted for legit farm operations with height restriction of 35 ft.
            - Section 4093: addressing church piers, grain elevators, etc that are going to exceed the 35ft height restriction.
        vi. Section 309: schedule of regulation for accessory structures, R1, R1A, R2, and R2 maximum building height (accessory) is 25ft. Did not include R4-Manufactured Home District.
        vii. Section 509: Drive Through Businesses, changing to read: main and accessory buildings shall be set back a minimum of 40 ft from any adjacent right away or residential property line, exception: in the village mixed use zoning district.

viii. Consolidated Uses Chart: items regarding crematorium, not being addressed. Religious institutions allowed in C1 and C2 as special use.
ix. Section 309: chart reflecting what was decided/changed in previous areas. No changes to setbacks.
x. Village Mixed Use: new zoning district, if other proposed amendments pass, this will be added. Regulating front yard set back by use, not by district.

- Questions:

Blohm: page 3 sect 4 tabled the entire section.
Reif: understood that anything related to crematorium would be stricken, religious institutions should be different and allowed to be discussed.
Woods: only thing tabled was crematorium related topic

b. Proposal for Mixed Use District
i. Tom Reif: anything within the red line on the map is to be categorized as the proposed village mixed use. Principle permitted uses, zoning administrator can issue a zoning permit: single family detached and detached dwellings, public and semi-private public uses, commercial uses. Conditional uses, requires special use permit and review by planning commission: wireless communication antenna towers and equipment, shelter buildings. Special use required under Article 5 for apartments, multifamily dwellings, automotive and marine repair, bed and breakfasts, coin operated laundries, contractor and builders' establishments, day care, drive through businesses, hotels/motels, indoor recreation establishments, storage facilities, taverns and bars, theaters, mortuaries, and funeral homes. Development standards for single family detached, there is a difference if they're with public sewer or without. Single family attached, duplexes, townhouses, apartments. Village commercial (downtown): reflects what's already there, addressed setbacks and parcel size, performance standards, dimensional requirements (chart).

- Public Comment (Amendments and Proposal)

Troy McCormick
David Confer – 2588 M-13

5. Close Public Hearing: 7:52 PM

Deliberation amongst Planning Commission

Blohm motion to approve as printed with the exception of page 3, section 4-removing for further discussion [religious institutions] and move forward with ordinance as discussed with change to page 2 for change from 35in to 35ft.
No second.

**MOTION FAILS**

Knochel motion to table both the Amendments to the Zoning Ordinance and Village Mixed Use District and hold a work session

- Discussion and public input follows
- No follow up or second to the motion

6. New Business
    a. Recommendation of Amendments to Zoning Ordinance to Township Board
    Knochel motions to table and hold workshops
    2nd: Woods
    Roll Call: Rouech-Yes, Knochel-Yes, Blohm-No, Woods-Yes
    **MOTION PASSED**
    b. Recommendation of Proposal for Mixed Use District to Township Board
    Blohm recommend proposal for mixed use district to the Township Board with amendment to page 48B to change Chapter 8 to Article 5.
    2nd: Rouech
    Roll Call: Rouech-Yes, Knochel-Yes, Blohm-Yes, Woods-Yes
    **MOTION PASSED**
    c. Permission for Lapham to revise R1-A Zoning District
    Blohm motion to give permission to revise R1A Zoning District and bring us back their revision
    2nd: Rouech
    All in Favor: Yes
    **MOTION PASSED**
    d. Permission for Lapham to draft Tall Grass and Weeds Ordinance
    Wood permission to give permission for Lapham to draft tall grass and weeds ordinance
    2nd: Rouech
    All In Favor: Yes
    **MOTION PASSED**
7. Public Comment – None

Discussion on setting date for Workshop

Blohm proposes April 29th at 5:30 PM for workshop

Commission agreement

8. Blohm motion to adjourn at 8:33 PM
    2nd: Rouech
    All In Favor: Yes
    **MOTION PASSED**

**Next Scheduled Meeting: Wednesday April 29, 2026 at 5:30PM (workshop)**