Kawkawlin Township Planning Commission
Special Meeting
April 29, 2026 5:30 PM

1. Woods called meeting to order at 5:31 PM
2. Pledge of Allegiance
3. Roll Call: Knochel, Blohm, Rouech, Woods
4. Work Session and Discussion
    a. Ordinance Amendments and Revisions
        i. Knochel: it was mentioned at the last meeting that there is more work to be done outside of what's being discussed now.
        ii. Don: suggests that at the beginning of every planning commission meeting, there is a new ordinance to be written. This ordinance would cost $100,000 to amend. There is a lot wrong with it.
        iii. Blohm: did research with MTA/MSU what the responsibilities are of a Zoning Administrator. Also, the Kawkawlin Township Zoning Ordinance (July 24th, 2010) section 905: Granting of Variances. Refers to an address (2627 Old Beaver) that should not have been granted a variance based on the 5 requirements for variance.
        iv. Woods: believe the variance was granted for the size of the footprint. Concerns over height the fact that it is in front of the main structure
        v. Don: variances that have been granted were not legitimate, so many that didn't follow your ordinance or regulations
        vi. Woods: if we're changing max height to 25ft, need to look at side walls too
        vii. Rouech: agrees with 25ft max height
        viii. Knochel: page 2, section 9 where shipping containers were added, why did we add that? Who is going to regulate this?
        ix. Blohm: the zoning administrator
        x. Woods: doesn't agree with allowing shipping containers as an accessory building in residential. Could we make it an annual permit to have one?
        xi. Blohm: the permit would be to ensure that it's maintained and there are no signs of rust
        xii. Don: can make it so they have to have a zoning permit on file so that we know where it's at and how they install it, usually on a slab.
        xiii. Knochel: feel that we are singling out the people that have a detached garage, [only allowed to have one accessory structure] it's more favorable to those that have an attached garage because they're allowed to then have two accessory structures.

xiv. Blohm: would you [Knochel] be okay with allowing shipping containers just in AR? We don't want them necessarily in the village.
xv. Knochel: not against it, if we were to allow them, they just need to be maintained. Are the ones that already have them just grandfathered in or do they have to become compliant?
xvi. Hamilton: if they're already there before the law, they're just "non-conforming structures."
xvii. Blohm: like the idea of allowing them in AR, C1, C2, and Industrial
xviii. Hamilton: allow in commercial (C-1, C-2), industrial (I-1), and agricultural (AR) districts providing that their appearance is well maintained (no rust or deterioration). Not allowed in residential districts.
xix. Don: two accessory buildings permitted per lot in addition to one attached garage.
xx. Woods: so it's attached or detached?
xxi. Don: yes.
xxii. Don: addressing the 2x the ground floor [for accessory structure]
xxiii. Blohm: religious institutions allowed in C-2, against it, could open up issues.
xxiv. Don: eliminate number 4 relating to religious institutions being allowed in C-2
xxv. Woods: going forward need to have drafts labeled on which version it is
xxvi. Don: not able to do that.
xxvii. Blohm: motion to accept this and present it to the board for their next board meeting.
xxviii. 2nd: Rouech
xxix. Roll Call: Knochel-Yes, Blohm-Yes, Rouech-Yes, Woods-Yes
xxx. **MOTION PASSED**

b. Don: amend ordinance to allow fees for experts to review plans and applications. Spoke with Brad [Eddy] to put on the agenda for next board meeting.
c. Blohm: motion to pass along Tall Grass and Weed ordinance to the board of trustees
    i. 2nd: Rouech
    ii. Roll Call: Knochel, Rouech, Woods, Blohm-Yes
    iii. **MOTION PASSED**

5. Blohm motion to adjourn at 6:34 PM
    a. 2nd: Woods
    b. All in Favor: yes
    c. Motion passed

Next Scheduled Meeting: Thursday May 21, 2026 at 5:30 PM