Kawkawlin Township Planning Commission
Regular Meeting
May 21, 2026 5:30 PM

1. Woods calls meeting to order at 5:30 PM with Pledge of Allegiance
2. Roll Call: Blohm, Knochel, Rouech, Woods
3. Approval of Minutes: None
4. Approval of Agenda
   - Blohm: Motion to amend agenda, add New Business (F) for Chairperson
   - 2nd: Woods
   - All in Favor: Yes
   - **MOTION PASSED**
   - Woods: Motion to add Marathon gas station on M-13 and Linwood Rd to discuss
   - 2nd: Blohm
   - All in Favor: Yes
   - **MOTION PASSED**
5. Public Comment: None
6. Old Business
   a. Discussion of previously approved Zoning Ordinance Amendments
      - Woods: Supposed to go to the board. Called MTA for advice, had motions that were voted on during a work session. Because we didn't amend the agenda to include that [voting/passing motions], they felt it wasn't a legal passing.
      - Knochel: We talked about R4, manufactured homes, wasn't put in as a change.
      - Hamilton: Didn't know a decision was made
      - Woods: we discussed 16ft side walls, not added.
      - Hamilton: Didn't know there was a final decision
      - Blohm: If we're saying MTA "frowned upon" passing it along, how did some get passed along. But not all of them.
      - Blohm: My question is, why the amendment didn't get passed on when it was legally voted on at a legally posted meeting.
      - Woods: The Supervisor [in attendance at the meeting in question] made a rebuttal, though I didn't reply, we voted on it as a group but I still had questions. We talked about having revisions, which aren't here. I have six of these [ordinances] that are all different with no dates or anything.
      - Blohm: Motion to send this to the township board for approval as soon as possible
      - 2nd: Woods
      - Roll Call: Knochel-Yes, Blohm-Yes, Woods-Yes, Rouech-Yes
      - **MOTION PASSED**
7. New Business

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a. Amend Zoning Ordinance to allow gas service stations in Highway Commercial District C-2/SUP or allowed use / Marathon Gas Station
    - Hamilton: Need a zoning amendment that puts it in the description for C1 and not allowed in C2. It's in the chart, but not in the area that discusses the district. It doesn't have it as allowed or as a special use in the C2 district.
    - Blohm: Question about septic tanks on plans for Marathon gas station.
    - Representative: That's standard, we have to connect to municipal sewer.
    - Blohm: MDOT requirements?
    - Rep: They kept changing, these plans were modified to satisfy them. Still waiting for permit from them.
    - Hamilton: Working on site plan review. Chief engineer will review and check for requirements for compliance.
    - Woods: Question about fencing on the south side.
    - Rep: Probably not, that's where the drain is. Will have a retaining wall on the east side with 4ft vinyl fence on top of that.
    - Woods: Need a public hearing to move this forward.
    - Rouech: Motion to put to publication and schedule a public hearing
    - 2nd: Blohm
    - All in Favor: Yes
    - **MOTION PASSED**
    - Rep: Recommends to make it a special use, to allow neighboring properties a chance to come in and talk about it and voice their opinions.
b. Amend Zoning Ordinance to grant Planning Commission authority to hire to aid Planning Commission site plan review
    - Hamilton: Can be added to public hearing, "for the purpose of defraying the administrative costs and processing the request for approval. If deemed necessary for a thorough review, the Township Planning Commission may hire experts at the applicant's expense to review the applicants site plan." Current costs for Township: commercial site plan review: $500, zoning permit: $0. Tom [Reif] did this before he left. Shows other Township costs comparatively. Not your decision but can recommend to the board what you think they should be.
    - Woods: Motion to change the wording for section 801 to what we have here and bring that before the public hearing
    - No 2nd made.
    - Roll Call: Rouech-Yes, Woods-Yes, Blohm-Yes, Knochel-Yes
    - **MOTION PASSED**
    - Hamilton: Religious institutions. Was motivated by an article I read, wrote this to be thought about, "No religious buildings or developments the supporters and developers of which advocate actions that are against the laws and values

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of the United States of America, are discriminatory against other groups or religions should be allowed in Kawkawlin Township."
    - Blohm: Motion to add this to our definitions and add to our public hearing.
    - 2nd: Rouech
    - Roll Call: Rouech-Yes, Knochel-Yes, Blohm-Yes, Woods-Yes
    - **MOTION PASSED**
  c. Draft Master Plan Review (Hamilton asked to skip)
  d. Begin work on New Zoning Ordinances
    i. Hamilton: Have the draft based upon all our meetings. You [PC] will either approve/disapprove of the old draft that came out in 2024. I have updates to it, nothing has changed, just adding to it to bring demographics up to date. Almost nothing is different on the action plan, just need to bring it up to date. Will keep the districts that were proposed in 2024 as underlying, making M-13 Mixed Use an overlay district.
    ii. Hamilton: High intensity use district; intention is to have it out there where you already have overlay districts for windmills and solar. If they want to do it [battery storage, data centers], they can do it there in the marsh where there's already contamination.
    iii. Hamilton: (provides documentation from the Enfield family) Currently zoned residential, it's all farmland. Justin/Melissa Enfield: We want homesteading, egg laying hens and meat rabbits, small animals. Questions about chicken coops, rabbit hutch, food storage building, meat processing building in relation to outbuilding requirements. Woods: Something to discuss.
  e. Discussion: Zoning Ordinance-Article IX (Granting Variances)
    - Blohm: Asked for this to be included on the agenda. ZBA chairman did not believe the Zoning Ordinance was law. Attended Zoning Primer in Frankenmuth, asked questions about this. Learned that whatever we, put in Section 905 is the law that ZBA has to follow. Woods: ZBA's final say is the law, but they still have to follow the ordinance.
    - Hamilton: Next meeting, we'll get through the general provisions. Articles 1-4. Currently going through definitions and comparing definitions from base ordinance to the ones in your existing ordinance.
  f. Chairperson
    - Blohm: Asks Matt (Woods) if they want to still be the chairperson. If you don't want to be, I will step up from being the Vice Chair.
8. Public Comment
   - Michelle Lehman 990 S. Fraser
   - Mike Welmerink 209 Guy St.
9. Adjournment

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- Woods: Motion to adjourn at 7:34 PM
- 2nd: Blohm
- All in Favor: Yes
- **MOTION PASSED**

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