Kawkawlin Township Planning Commission
Public Hearing and Regular Meeting
June 11, 2026 7:00PM

1. Call to Order by Woods
2. Pledge of Allegiance
3. Roll Call: DeShano, Rouech, Knochel, Woods / Blohm-absent
4. Approval of Agenda
    a. Woods: Motion to amend the agenda for Marathon gas station, the publication was not correct. No notifications sent out to the neighboring properties, would like to discuss and move to the regular meeting. It will be 3-A and site plan review from Linwood Storage 3-B. 2nd: DeShano. All in favor: Yes, **MOTION PASSED.**
    b. DeShano: Motion to approve the agenda. 2nd: Knochel. All in favor: Yes, **MOTION PASSED.**
5. Open Public Hearing
    a. DeShano: Motion to open public hearing for Zoning Ordinance Amendments. 2nd: Knochel. All in favor: Yes, **MOTION PASSED.**
    b. Public Comment: None
    c. Commission Discussion
        i. DeShano: First question is about section one, article 3 "Zoning Districts and Map" is hereby amended to add gasoline service stations as a special use to the highway commercial district, C2. Looking at ordinances on page 32 (consolidated uses charts), which is what this is referring to, it is already listed there. Hamilton: It's not in the text, if you go to the section to that district, it's not listed. It's listed in the C2 only and the text always precedence over any chart. DeShano: So, it's on the consolidated uses charts? But you're (Hamilton) saying, it's not in the text referring to it. Hamilton: On page 43, C1, it has gasoline service stations, and on page 44 it is not listed. The chart is supposed to be a consolidation and the text takes precedence.
        ii. DeShano: Not much for here for text, just a bigger list. Hamilton: It has each district and it lists all the conditions for each district. That's usually in the text. They have section numbers for everything else, but when they did the ordinance, they didn't put section numbers for that. I think it's the exact opposite of the way it should be, in C2 and not C1. DeShano: This is just to add it in the text portion; I appreciate the clarification. Hamilton: Yes, I would like to add that the changes we've made were pending for the board, everybody needs to look at those,

because right now this project, that's going to be talked about later, is one that's affected by that. Right now, it's C1. These amendments were done based upon problems. DeShano: The development is supposed to adapt to our zoning. The zoning is not supposed to adapt to development. Hamilton: But if zoning doesn't allow you to do things, nothing can be conforming.

iii. DeShano: Section 2 site plan review. This is specifically regarding fees. The current zoning says the township board establishes those fees. This makes it more loose rather than having the township board handle this. I've gotten recommendations from fellow townships. Hamilton: We talked about getting copies of surrounding townships so that the board could compare. DeShano: The way most townships around here are doing it is the establishment of escrow accounts. This is looking at something that's administrative. The administrative function of this is in this office and the people who are here every day.

iv. DeShano: Moving on to Section 3, Article 4 General Provision shall be amended to include section 429, Religious Institutions. No religious buildings or developments, the supporters and developers of which advocate actions that are against the laws and values of the United States of America and are discriminatory against other groups or religions shall be allowed in Kawkawlin Township. What would you define as a value of the United States of America? Hamilton: We would have to develop that definition. DeShano: That just seems very subjective. Where did this come from? Hamilton: I did it. I was working on the zoning ordinance, and I thought it was a good thing to do. DeShano: Did you bill for that? Hamilton: I don't think I did.

v. DeShano: Any changes to ordinance are going to come from the township board directing the Planning Commission to pursue or it's something that the Planning Commission itself has recognized and then request the advisement of a planner to assist them. I believe in previous planning meetings that you've been asked to bring these things a la carte so that they can look at them individually. Hamilton: They didn't ask me to separate them out. I bring things to them to review. If they want to move forward, we move forward and have a public hearing and send you [the board] the recommendation after. Woods: We had discussed the proposal amendments. We thought it was too much in one package, and we discussed that. You agree with some, then you look at the overall package and then now you're passing a motion, you're not agreeing with everything on it. I know there's things that we discussed that we didn't vote on. Hamilton: It's just more work to do separate notifications,

separate ordinances for everyone. Woods: I understand what you're saying but I do feel that we should go line by line or each ordinance change should be included in a roll call vote. Not vote for the entire package. Knochel: Matt mentioned that two different times. We did agree on the whole package, but I know that he did stress that he wanted individual line by line. Hamilton: You can always just take something out and vote on what's left. Woods: We voted on this as one package, we got Section 310, Section 309, Section 509, we made changes to each one of them. Each one of them should be taken individually, not line by line individually. There were so many different amendments, and we didn't have dates on any of them. I had five different copies of this. DeShano: That's common practice to be a bit more tracking of those changes that took place, so you knew where the changes happened, through the entire process of that draft moving through. It helps to have clarity as you're looking at those things.

vi. Woods: Did you talk to anybody as far as legal as far as the Section 3 Article 4 for the religious? I'm concerned that it's discriminatory. Rouech: But we voted on it. Woods: We voted on it to bring it to this point, to have a public hearing. I just don't know if it's 100% legal. Maybe our legal should look at it prior to. DeShano: There's no current situation that makes this necessary that I'm aware of. It's a strong statement that I think it is a violation of federal law. Hamilton: What law? DeShano: Freedom of religion. Hamilton: You're not going to stop somebody from having a religious thing. They just can't do any developments or do any buildings. DeShano: But could somebody else do a development. Hamilton: Sure, if they don't do things against the interest of the United States or the values. DeShano: But what are the values? We don't even have that answer yet. Hamilton: I told the Planning Commission I'd have to develop a definition that would say what that is.

6. Close Public Hearing

a. Woods: Motion to close public hearing. 2nd: Deshano. All in favor: Yes. **MOTION PASSED**

7. DeShano: Motion on the ordinance before us, which is entitled to correct omissions and to add new clauses to the Kawkawlin Township Zoning Ordinance. Motion to redact sections 2 and 3 from the proposed ordinance changes. 2nd: Woods. Roll call: Knochel-yes, Rouech-no, DeShano-yes, Woods-yes. **MOTION PASSED.**

8. DeShano: Motion to accept the proposed changes, including sections 1, 4, 5, and 6 as offered. 2nd: Knochel. Roll call: DeShano-yes, Rouech-no, Knochel-yes, Woods- yes **MOTION PASSED.**

Regular meeting agenda

1. Public comment (Agenda items only): None
2. Approval of Minutes 04/09/2026
    a. Woods: Motion to accept the minutes from 04/09/2026. 2nd: Knochel. Roll call: Rouech-yes, DeShano-yes, Knochel-yes, Woods-yes. **MOTION PASSED.**
3. Site Plan Review
    a. Marathon Service Station/ Discussion
        i. Woods: It's unfortunate we can't move with it today. Hamilton: You can set a public hearing. Woods: Publication would be next week. Special use paperwork was turned in? I know there was a payment. DeShano: It was, I know he had to come in and make the additional payment as well. Hamilton: Reads recommendations to approve site plan with conditions. "However, the use is not an allowed use in the current highway commercial district. We recommend amending new orders who allow for gas station convenience stores in the highway commercial district." Reads summary of the outstanding items to be provided to decide regarding approval: "Property dimensions should be added to the property boundary on the site plans. Any proposed signs should be indicated on the site plans, and on the building then indicated on the building elevations. The existing utility should be shown on the site plan." If approved as recommended, the following stipulations should be made as part of the approval: "The property dimensions be added, the existing and proposed utilities be added, an SESC permit be issued prior to any work being performed, permit for the work within the road rights of way be obtained. Stormwater management and work in the drain right of way permit to obtained assigned permit be obtained for any proposed signs prior to beginning of any sign work, verification of the proper abandonment of the existing on site sewer system be obtained and provided, all state and local permits fee obtained prior to starting work." Signed by our project manager. If you concur, you could make the motion to approve with those conditions. Then set a public hearing, that would be evidence during that public hearing that you've already looked at the plans and everything's in order. Maybe by that time, those small things would be done except for getting the permits that you're having trouble getting.
        ii. Dennis: I'm surprised the dimensions aren't on there because that came out of our survey department. My proposed utilities are shown in the utility plan. My site plan is a bird's eye view of the site I don't show proposed utilities, I show existing. Hamilton: Only got the site plan, not

your utility plan. Dennis: I didn't realize you didn't have the full set. I'll get it to you. Woods: We can make a motion to accept it. DeShano: But we are still going to have to hold the special use? Hamilton/Woods: Yes.

iii. Woods: Motion to approve the site plan based on the conditions set forth in the site plan review. In addition to the C2, the special use being approved. DeShano: So, approval of the site plan for the Marathon station contingent up on the review items. Contingent on the board approving and then the approval of this commission for special use. 2nd: DeShano. Roll call: DeShano-yes, Rouch-yes, Knochel-yes, Woods-yes. **MOTION PASSED.**

b. Linwood Storage/ Discussion

i. Woods: No representative here. Was going to have his engineer here, but that was with the possibility of putting it through with the public hearing. So, he didn't have any issues if we didn't.

ii. DeShano: There was an additional property that needed to be combined. And there was an application that came in for that combination, but that has not yet, from what I could see, been approved by the assessor or approved by the board.

iii. Woods: And this is the first time the rest of the commission got to look at the site plan. But if you have time, it's the site plan right here. Hamilton: The owner dropped off a set of plans for us to review. Don't see any problems. If you want to set up a public hearing for this as well for your next meeting, that's enough time for us to get our work done. Woods: It will have to be contingent on them combing that property, we could set that up for our next meeting. DeShano: So, we would move this forward for a formal review and potentially public at July meeting. Woods: Yes, we will add it and if there are any questions that anybody sees.

iv. Hamilton: Is there an application site plan? Woods: Yes, there is one in the file that I got. Hamilton: Do you know this is a special use for now? DeShano: It's a pre-existing business, it's industrial. Hamilton: It's a different business. Woods: It is light industrial. Hamilton: Many self-storage facilities under special use, and the industrial district. Woods: But it's already existing. Hamilton: It's a different use. They're turning it into a self-storage facility. Woods: So, it has to be special use? Hamilton: Yes, that's what I read. It looks like it's going to be a special land use. So, we'll look at it, and I will talk to D&M and Mr. Burnbaum

v. Woods: Motion to add this to our public hearing for July 9th, for special use as well as site plan review for approval or disapproval. 2nd: Rouech. Roll call: Rouech-yes, Knochel-yes, DeShano- yes, Woods-yes **MOTION PASSED.**

4. Recommendation for Township fees
    a. Woods: I don't think it's our place. DeShano: I'm working with other townships and how they have structured it. It is a structure that needs to be put in place to do that and then it would be directed by the board and then it would be incorporated. The structure has to be there before the change is made.
5. Discussion on New Zoning Ordinances
    a. Woods: Wasn't sure about the discussion on the new zoning ordinances or chapter 13. Hamilton: I haven't had time to do anything on that. I am doing some of the Zoning Admin "stuff."
6. Master Plan Review Draft and Discuss.
    a. Hamilton: If you look at the 2024 map, and the zoning map, what we are using as the base, because we discussed this already and I want to go back over it. So far what we've done is we still have what they have the, (referencing Zoning maps in meeting room) business opportunity, we took this one off and made a highway commercial area around there, but you already have a site there that is commercial but there's no zoning for it. So, we will put it on the future land use map when you do the ordinance. The other thing that will be on the future land use map is the village mixed use section. That's subject to board approval but it'll be on the plan. There is already an overlay district in section 25. I think I also have an ordinance for battery storage. So that will be a high-density district. You'll have a draft of that.
    b. Knochel: I wanted to make sure on the business opportunity center that you (Don) shrunk that a little, to what the survey had originally. Because I said that we were waiting for a public hearing to accept the draft and everything was approved. Hamilton: They didn't like the one around the south and so we took it out and put highway commercial there because there already is. DeShano: They were larger initially and then you guys shrunk it down. Knochel: It was due to public input when we did have that they didn't like it.
    c. Hamilton: The next thing that we're going to have is a district all the way from the marina in Linwood and along the bay, most of those lots do not meet any of the restrictions that are in your single-family district. Woods: Non-conforming goes through the ZBA.
    d. Hamilton: We were going to propose that mixed use for the M-13 corridor. We're leaving all the uses the way they are. We'll have an overlay district, which will emphasize the sighting and design of things more than just the use. Woods: So, making it mixed use from top to bottom in the entire corridor what does that do as far as ordinance? Hamilton: Will have conditions that address it as a corridor. One of the recommendations in the previous ordinance was to beautify and make it more organized. I'll set that up as standards to abide by in order to develop there. We should have this ready in a draft by your next meeting.

e. DeShano: The Master Plan that you were provided was basically in it's final approval from Spicer. Do you have the original document with notations of every change you've made? Hamilton: I don't have the notations in it; the Master Plan update has all the changes that I've made. The proposal to begin with will just be an update to that. We went through different sections and I asked questions and the Planning Commission made decisions/opinions on what would work best. Woods: When will there be a final draft? Hamilton: Next meeting to be looked at before having a public hearing.

7. Public Comment: None
8. Woods motion to adjourn. 2nd: DeShano. All in Favor: Yes **MOTION PASSED**