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

1. Woods calls meeting to order at 7:00PM
2. Pledge of Allegiance
3. Roll Call: Rouech, Blohm, Woods, Knochel, DeShano
4. Approval of Agenda
   - Woods: Motion to amend to have discussion at the end of the agenda. Making 7-A, B, C and adjournment being 8. 7-A: Discussion of planning consulting 7-B: Suggestions that were made to the board 7-C: Other discussion and input
   - 2nd: DeShano
   - All in Favor: Yes
   - **MOTION PASSED**
5. Open Public Hearing
   a. Mid-Michigan Energy, LLC
      i. Public Comment: (7:02)
      Cody Welmerink
      Randy Phillips
      ii. Close Public comment (7:05)
      iii. Representative: Project will be gasoline, diesel, and convenience store. No alcohol sales, unsure about 24-hour operations. On the plans to protect the fence on the backside of the property, there will be a retaining wall and 4ft high vinyl fence to protect from light trespass. / Responds to a question regarding lighting: the canopy lighting will be on for safety. The lights are recessed up into the roof; sideways light will be limited. If the store is going to operate 24hrs they will be on all the time. An entrance from M-13 and Linwood Rd. Storage for storm water will be underground and empty into the drain, plans will be provided to township when ready. Will have Arcadia unit to take out "suspended solids." Nothing from drain commissioner yet, have road commission including water department. Should have info from MDOT this week for permit. / Woods: Question about catch basin. Rep: Uses visual plan to indicate its location and requirements.
      iv. Blohm: Motion to approve the special use permit for mid-Michigan Energy LLC.
      2nd: Rouech
      Roll Call: Knochel-Y, Blohm-Y, DeShano-Y, Rouech-Y, Woods-Y
      MOTION PASSED
      Woods: Closes Hearing on Mid-Michigan Energy LLC (7:15 PM)

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b. Linwood Storage LLC
    i. Open Public Comment (7:15 PM)
    ii. Close Public Comment (7:16 PM)
    iii. John Morey (D&M Site Surveying and Engineering): Located at 54 S Elevator Rd. First phase: land division on east side of the road and land enhancement to add 30 ft to the tax parcel on the west side of the road. [Second] Current zoning is light industrial (I-1) in the ordinance, there's no stipulation for condominium projects within the light industrial zone. Didn't want to re-zone, so we're asking for the special use permit. Third aspect is site plan approval. Fourth step: condominium drawings and master deed. Site plan: convert two existing buildings into condominium storage project, divided up into 6 condo units to be sold like residential sites. The owners would control bounds of the property with an association, would be a master deed created with terms and bylaws. Intention would be for storage. Site lighting just at the doors. On the west side of the road, existing building would have four 24x60 units and in the back would be seven 12x24 units. Bigger units would have bathrooms. Small bathroom in the back of the buildings, with sanitary sewer. Plan is to build another building (26x50). Intention to be used for boats, RV's, campers, snowmobiles, etc. Review from Lapham, they were concerned with the northern property line, residential. Putting in a 6ft vinyl fence to protect the view. After getting the special use permit and the site plan approved, we'll go to condominium documents, exhibit B drawings, and the master deed.
    Blohm: All gravel now, with the residential unit there, thinking about stirring up dust. Rep: It's been this way since 2017, using crushed asphalt, helps with dust issue. / Blohm: All one association or three separate? Rep: Each building will be its own, each building is a different size. / DeShano: Water lines and sanitary sewer, bottom two buildings would have small restrooms. Not seeing the same infrastructure in the upper building, are you proposing restrooms in the upper as well? Rep: Yes, all restrooms will be ADA compliant. Blohm: What is the purpose of bathrooms in there? Rep: Giving the option, putting in the plumbing for them. In the one existing building, farthest south, put a bathroom there for all four [units] to share and allow them access to it. Blohm: Deed restrictions, no overnight stays, etc will be in the condo association? Rep: Yes. The one building, has 20ft ceilings, tall enough for a mezzanine. Those will be in site drawings because we're giving people the option. Blohm: What size are your door openings? Rep: Each building will have 14ft w x 14ft h with 36 in steel door for openings. Each building will have its own unit access, water,

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sewer, power, and gas. DeShano: The idea of a mezzanine, you're opening the door to someone to take advantage of the space for a "home away," because of the bathrooms as well. Rep: Each building will have its own HOA with its own rules.

Blohm: DeShano and I are thinking the same. Somebody staying overnight/the weekend does not fit industrial zoning. Rep: Not saying they will, but there's potential to put a loft in. DeShano: If there was going to be an approval of a special use permit, would have to be conditioned upon not using it as a dwelling, no overnight stays, and no offices to be consistent with zoning.

Rep: Hoping to get site plan approval on this site, there are a few contingencies we can work through. From the site plan standpoint, nothing will really change.

iv. Blohm: Motion for conditional approval for special use permit and site plan. No stays more than 15 overnight stays, no dwellings, no offices, stated in master HOAD.

2nd: Rouech

Roll Call: Blohm-Y, Knochel-N, Rouech-Y, Woods-N, DeShano-N

MOTION FAILS

Woods: Motion to approve special use and site plan with conditions on future plans with no overnight stays, no office space, and no dwellings.

2nd: DeShano

Roll Call: Rouech-N, Knochel-Y, Woods-Y, Blohm-N, DeShano-Y

MOTION PASSED

Woods Closes Public Hearing for Linwood Storage LLC (7:54PM)

c. Michael K. Welmerink – Lindogs

i. Open Public Comment (7:54 PM)

Michelle Kirchman 309 S Linwood Beach Rd

Melissa Enfield 201 W Mable

Mike Gerard 207 Center St

Owner of Linwood Storage

Cody Welmerink 209 W Guy St

Close Public Comment (8:06PM)

ii. Troy McCormick (Zoning Admin): Parcel is C-1, basically neighborhood, low-impact, walk-up, low traffic. C-2 would be more where you would find drive-thru. A few things, dumpster situation with grease bin, should be fenced in. According to the book, is to have 5 parking spaces, one handicap. Woods: There is no drive-thru under C-1 in the village currently. Rouech/Woods: It doesn't meet the setbacks so it's a nonconforming building. Nothing we can do at this point to change that. Woods: Would

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like to postpone this until something is done with the Township Board. Don Hamilton (Planner): He should be able to ask for a variance. Blohm: There is no definition of "drive-in," but there is a definition for "drive-thru." There's no ordinance that prevents him from doing a drive-in.

iii. Blohm: Motion to refund Lindogs application fee
2nd: Rouech
Roll Call: DeShano-Y, Woods-Y, Knochel-Y, Rouech-Y, Blohm-Y
MOTION PASSED

6. Woods: Motion to close public hearing (8:30 PM)
2nd: DeShano
All in Favor: Yes
MOTION PASSED
7. Amended items to agenda
    a. Discussion of Planning Consulting
    Woods: We hired a Zoning Administrator. The money that Planning is costing is astronomical. We need to move forward and onto different things. The Board should tell us what they want us to work on. Putting time and effort into something and it goes before them and it goes nowhere. Blohm: The priorities should be where it's costing the Township to have so many ZBA meetings. Knochel: How much money have we paid out? Woods: Nearly $50,000 since January 1st, including Tom [Reif] being hired to take care of blight. Hamilton: The communication is lacking. Woods: Want to know where the directive came from. Hamilton: Didn't come from one person or two particular people, Tom and I concluded what variances were going through the Township. We tried to address it in the existing ordinance so that they wouldn't be problems.
    b. Suggestions that were made to the Board
    DeShano: Drafts are not dated; things were not crossed off to show the changes. Hard to tell if it was the most updated draft. The master plan was completed, just needed to go through waiting period, was supposed to be updated for census data. You [Lapham] were brought on to complete the Master Plan, seems like a lot of things got put in front of it. The contract is for you [Don Hamilton] to do the planning, anything else needs to be in writing. Only thing ZBA voted on was specific to accessory buildings. A lot of confusion regarding drafts, didn't know when changes were made. Blohm: The rest of the planning commission have brought those concerns to him [Hamilton] and worked on which draft it was and what was stricken.
    Woods: Motion for all business related to planning commission from consultant be directed through the chairman.
    2nd: DeShano
    Roll Call: Rouech-N, Blohm-N, Knochel-N, Woods-Y, DeShano-Y

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MOTION FAILS

Woods: Table the process of how things are brought forward to the Board.

c. Other Discussion/Input

Woods: Steve Dennis (170 S. Huron Rd) asking for a special use for an incinerator. Lawyer said we should move forward and have a public hearing. To be on August 13, combination public hearing and regular meeting.

Woods: Motion to bring Steve Dennis incinerator application for special use to a public hearing on August 13th

2nd: Blohm

All in Favor: Yes

MOTION PASSED

8. Public comment (allowed per Chairman)
   Michael Welmerink 201 Guy St
   Charles Campbell 525 S Huron Rd
   Unidentified Speaker
   Melissa Enfield 201 Mabel
   Unidentified Speaker
   Don Hamilton
   Michael Welmerink 201 Guy St
   Jeff Klass
9. Woods: Motion to adjourn 9:30 PM
   2nd: DeShano
   All in Favor: Yes
   MOTION PASSED

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