Kawkawlin Township Planning Commission
Public Hearing/Regular Meeting
Thursday August 13, 2026 7:00 PM

1. Woods called to Order at 7:00 PM
2. Pledge of Allegiance
3. Roll Call: Blohm, Rouech, Knochel, DeShano, Woods
4. Approval of Agenda:

   Woods: Recommendation from attorneys office that we remove the public hearing for the special use for 170 S. Huron Rd (Steve Dennis) because the application was submitted with concerns, and the board voted to have a moratorium regarding incinerators and crematories which is in process at this time.
   Woods: Reads the attorney recommendation. With motion: "I move to remove this from the public hearing on a special use application for 170 S. Huron Rd, from the agenda and table the matter until a complete application can be submitted and analyzed, and the Township Board makes a decision on the moratorium."
   2nd: DeShano
   Blohm: Received this from the attorney yesterday (August 12) at 5:07 and today at 11:04. The board made a motion Monday to look into a moratorium and have the attorney work on a moratorium, they did not approve the moratorium, yet. Why are we singling out this one when we made a motion last month for two different special use permits, with conditions? The townships attorney has only been an attorney for three years, Don [Hamilton-Planner] has 50 years of experience. Learned in the Michigan Zoning and Enabling Act that everything to do with planning is supposed to be open to the public. Receiving these emails from the attorney that we cannot share them with the public, is wrong. Woods: My opinion was that we were going to take care of this [170 S. Huron] tonight, until the board met. The board made a decision to begin a moratorium, they are the governing body.
   Blohm: We approved two others that were not complete.
   Woods: I'm making the motion because the board voted unanimously to begin the process of a moratorium.
   Roll Call: Blohm-N, Rouech-N, Knochel-Y, DeShano-Y, Woods-Y
   MOTION PASSED, to table.
   Woods: Public hearing is taken off the agenda.

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Regular Meeting Agenda

1. Approval of Minutes

   Blohm: Motion to approve April 16th Minutes / 2nd: Rouech / All in Favor: Yes / **PASSED**
   Woods: Motion to approve April 29th Minutes / 2nd: Blohm / All in Favor: Yes / **PASSED**

2. Public Comment (2 Minutes)
   Joe Martuch 2922 S. Huron Rd

3. Master Plan/Future Land Use Discussion

   Don Hamilton (Planner): Presents map of water distribution under BCWS. Have been talking about the Bay Future Corridor Study of M-13, goes from city to county line with Arenac. Study done by Plante Moran to promote growth and redevelopment of the corridor. They recommend joining with other communities within the M-13 corridor.
   Hamilton: To keep younger people here, your economic development is critical. Builders estimate to build a beginner house is over $400,000 talking about developed subdivisions.
   Hamilton: Major things now are the village mixed use in Linwood and the hatched area down M-13. That area concurs with Bay Future study and the idea that you're going to create standards for that corridor. Left underlying districts on there from June 18, 2024 map.
   DeShano: Obvious issue with spot zoning. Not easy to fix. Think there's a lot that could be done to improve M-13. The surveys from 2016 and 2024 have been consistent. A lot of people move here because they want their homes in more of a "country" setting. We've lost multifamily housing. Don't have a lot of it, that's what we need.

Commission discussion about specific locations on the zoning map.

   Hamilton: Bay Shore residential is all non-conforming lots.
   DeShano: R-1-A was created for that area. Hamilton: No regulations for it.
   Hamilton: Work to be done on M-13, in Linwood, and on the Bay shore. Will have updated draft for the next meeting.

4. Public Comment

   Joe Martuch 2922 S. Huron Rd
   Melissa Enfield 201 W. Mabel

5. Adjournment

   Woods: Motion to adjourn 8:22 PM
   2nd: DeShano
   Woods: Move the next meeting to September 17, 2026 at 6:00 PM.
   All in Favor: Yes
   MOTION PASSED

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