

Planning Commission Meeting

Minutes for Aug 12, 2025

Meeting was called to order at 10:03

Present: Adam Bronkema, Jaimie Nye, Polly Peyer, Diane Akright

Absent: Lani White

Audience: Matthew Cox

Commission was joined via zoom with township legal counsel Cliff Bloom for discussion regarding a June 17, 2014 Attorney opinion letter and proposed Zoning ordinance as well as the proposed PUD.

Discussion regarding 2014 letter and proposed zoning about the Pines Plat Beach Park:

- Zoning would not change the beach park and the Pines subdivision rights to use, however since the Pines Association no longer exists (and used to govern the park), this would give the township some level of enforcement regarding structures in/on the park grounds.
- The opinion letter from 2014 can be posted on the township website for viewing.

Discussion of the Beach Park brought up questions regarding issues at Snow Beach. Parks and Recreation will be encouraged to put signage up where the township property ends and private property begins (similar to Bright Waters) for added clarity.

Discussion regarding PUD (Planned Unit Development) – There are many benefits to long term planning to have some form of PUD included in your zoning. It would require more interaction with the Township Planning Commission and can stipulate requirements like green space and a zoning escrow requirement. However, it will take more planning, review and procedural management as well.

Next meeting is Tuesday 8/26 at 10:00am. Consultant will join us. We will review both the above items thoroughly to try to get a final document and schedule a public hearing. (Tentatively set for Sept. 23, 2025)

Having no further business the meeting was closed at 11:10.

Respectfully Submitted,

