

Ford River Township Planning Commission

Regular Meeting Minutes

January 7 , 2026

The meeting was called to order by K. Mineau at 7:10 p.m.

Delay in start as to swear in 2 commissioners

Present: R. Fettig, J. Church, R. Ness, K. Mineau, J. Hoffmeyer

Appointment of Officers:

R. Ness made a motion to appoint K. Mineau as Chairman. J. Church seconded

Roll Call: R. Ness – Y J. Church – Y R. Fettig – Y J. Hoffmeyer – Y K. Mineau – Abstain

J. Church made a motion to appoint R. Ness as Deputy Chairman. R. Fettig seconded

Roll Call: J. Church – Y R. Fettig – Y J. Hoffmeyer – Y K. Mineau – Y R. Ness – Abstain

J. Church made a motion to appoint J. Hoffmeyer as Secretary. R. Fettig seconded

Roll Call: J. Church – Y R. Fettig – Y J. Hoffmeyer – Abstain K. Mineau – Y R. Ness – Y

R. Ness made a motion to appoint J. Church as Deputy Secretary. K. Mineau – seconded

Roll Call: J. Church – Abstain R. Fettig – Y J. Hoffmeyer – Y K. Mineau – Y R. Ness – Y

Public Comment on Agenda Items

- None

Conflict of Interest Declaration

- K. Mineau declared conflict on Public Hearing for property at 2904 US-2-41 Bark River, MI #009-236-022-00.

Approval of Agenda

- R. Fettig made a motion to approve the agenda, R. Ness seconded. Unanimously Approved

Public Hearing

J. Church made a motion to open Public Hearing for special use permit application for a garage larger than 1500 feet in an R2 property at residence 009-006-012-00, located 2400 I Ln. Bark River MI, 49807. R. Ness seconded.

Roll Call Vote: R. Fetting – Y R. Ness – Y J. Church – Y K. Mineau - Y J. Hoffmeyer Y

Public Comments – None

J. Church made a motion to close Public Hearing for special use permit application for a garage larger than 1500 feet in an R2 property at residence 009-006-012-00, located 2400 I Ln. Bark River MI, 49807. R. Ness seconded.

Roll Call Vote: R. Fetting – Y R. Ness – Y J. Church – Y K. Mineau - Y J. Hoffmeyer Y

Voted on Section 604 Standards:

Voting on Section 604 General Standards Commenced.

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- A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan.

Motion Made to accept by R. Ness Seconded by J. Hoffmeyer

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

- B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area

Motion Made to accept by R. Ness, Seconded by R. Fettig

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

- C. Will not be hazardous or disturbing to existing or future neighboring uses;

Motion Made to accept by R. Ness, Seconded by R. Fettig

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

- D. Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole;

Motion Made to accept by R. Ness, Seconded by R. Fettig

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

- E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;

Motion Made to accept by R. Ness, Seconded by R. Fettig

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Motion Made to accept by R. Ness, Seconded by J. Hoffmeyer

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

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- G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors:

Motion Made to accept by R. Ness, Seconded by R. Fettig

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

- H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from

Motion Made to accept by R. Ness, Seconded by R. Fettig

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

- I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

Motion Made to accept by R. Ness, Seconded by R. Fettig

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y K. Mineau-Y J. Hoffmeyer-Y

Special Use Permit Issued.

J. Church made a motion to open Public Hearing for a special use permit application for a building regarding construction sales and service in the commercial zoning district. The property is 2904 US-2-41 Bark River, MI 009-236-022-00. R. Ness seconded.

Roll Call Vote: R. Fetting – Y R. Ness – Y J. Church – Y J. Hoffmeyer Y K. Mineau - ABSTAIN

Public Comments – None

J. Church made a motion to close Public Hearing for a special use permit application for a building regarding construction sales and service in the commercial zoning district. The property is 2904 US-2-41 Bark River, MI 009-236-022-00. R. Ness seconded.

Roll Call Vote: R. Fetting – Y R. Ness – Y J. Church – Y J. Hoffmeyer Y K. Mineau - ABSTAIN

Discussion by Commission as to weather there were any abandoned septic or wells that would interfere with construction.

Voted on section 604 Standards:

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Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y J. Hoffmeyer-Y K. Mineau-ABSTAIN

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Motion Made to accept by R. Ness, Seconded by J. Hoffmeyer

Roll Call: R. Ness - Y R. Fettig - Y J. Church - Y J. Hoffmeyer-Y K. Mineau-ABSTAIN

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- H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from

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Special Use will be issued contingent on well and septic ~~expectation~~ inspection from Public Health Department.

Minutes

- Planning Commission meeting minutes from December 2025, were approved with a motion by R. Fettig, seconded by R. Ness. Unanimously Approved

Reports

- Zoning Administrator B. Jenschak provided the commission with the December 2025 Zoning Administrators Report.

Permits

- None

Unfinished business

- Review of Ordinances – Discussion on Short Term Rental in Ordinances.
- Passed Resolution to Accept Meeting Dates for February 2025 – January 2026

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- Set date of January 28th, 2026, to hold Public Hearing for Special Use Permit for T.Anderson.

New Business

- Passed Planning Commission Annual Report
- Went over STR Zoning Ordinance and Zoning Amendment and decided to hold a Public Input Hearing at next Commission meeting then to go over ordinance again and hold a Public Meeting and put together new Ordinance to send to Township Board.
- Planning Commission Members will be issued township email addresses. Supervisor Nelson will set up and let you know available.

Special Use Permits/ ZBA Applications

- None

Communications

Public Comment on Non-Agenda Items

- Joe Lasnoski made comments that he and his wife were against STR's in our area
- Liz Snyder made comments that she was against STR's in our area.
- T. Anderson made comments regarding his STR and understands concerns.

Board Comments

J. Church welcomed Jule Hoffmeyer and thanked her for becoming a member. Board member.

J. Hoffmeyer brought up questions and concerns regarding STR'S in township.

R. Fettig would like to go over Section 500 and 600 of the Ordinance.

R. Ness made comments regarding STR's.

Adjournment

- A motion was made by J. Church. Seconded R. Ness.

Unanimous Approval.

Meeting Adjourned at 9:10 p.m.

Jayne M, Church

Date

*Signed copies can be found at Ford River Township Hall