

FORD RIVER TOWNSHIP PLANNING COMMISSION
3845 K RD, BARK RIVER, MI 49807
REGULAR MEETING MINUTES
FEBRUARY 4, 2026 at 7:00pm

The meeting was called to order by Keith Mineau at 7:00 p.m.

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

Public Comment on Agenda Items: None

Declaration of Conflict of Interest by Planning Commission Board: None

Approval of Agenda: Motion of approval by J. Church, supported by R. Ness

Approval of Minutes: Motion of approval by J. Hoffmeyer, supported by R. Ness
Planning Commission Minutes from January, 2026 correction on pg 5.
Minutes from Ford River PC Public Hearing tabled until March 4, 2026

Zoning Administrator Report:

Brett Jenshak spoke about two land division requests. For the special use permit approved in January, the well and septic was abandoned by Al Nelson through the Delta County Health Department in 2012.

Permits: None

Unfinished Business: Motion to suspend regular meeting rules of participation to allow for public input during this time of the agenda to follow the general comment rules. Motion made by J. Church, supported by R. Ness.

Public Comments:

Ryan Carrig of Cuppad gave an explanation of Short Term Rental definitions. Gave a summary of the STR Ordinance proposed.

Joe Lesnoski spoke of concern for the safety of the community, concern of drop in property values, and no permanent residents hurting the township. Does not want STR in Zones 1, 2, and 3.

Jill Bernard spoke as an owner of STR. She has improved the property value and carefully screens her guests.

Chris Williams created documents that were shared with the FR Planning Commission Board. Concerns were expressed about consideration for the owners of STR when

renewals are booked out 2 years in advance. Suggested a renewal time frame of 3 years out, instead of a year.

Audra Taylor spoke in support of STR. Looking for clarity on inspections, written notices, opportunities for owners to correct mistakes.

Joe Kaplan spoke as an owner of STR, buying undesirable properties and cleaning them up. His STR brings in favorable people into the community. Concerned about the STR's that are not legal with the ordinances.

Kelly Cavicchioni spoke in support of the STR, fixing up and improving properties. Does not like the inspections part of the proposed ordinance, felt those are intrusive. Applied for a special use permit, has not received confirmation of special use permit to rent as STR. Does not know where she stands on her permit.

Motion made to close informational hearing on STR by J. Church, supported by R. Ness

Special Use Permit Applications / ZBA Applications: None

Communications: None

Public Comment on Non-Agenda Items:

Jill Bernard spoke to Kelly Kinee about the confirmation that would have been received by Ford River Township after the inspections.

Board Comments:

Rick Ness spoke about feedback from the community for and against. Rick has received a lot of negative feedback from people in the community.

Jayne Church spoke about the issues with the traffic on M35 now and does not want to see the traffic situation worsen with the busyness of the STR.

Julie Hoffmeyer spoke of the respect of property owners who live in residential areas not wanting to live in a business district. Concern of affordable housing being bought up for STR.

Adjournment: Motion to adjourn made by J. Church, supported by R. Ness

Julie Hoffmeyer, Secretary Ford River Planning Commission