

Ford River Planning Commission
Special Meeting Minutes
January 28, 2026

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

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

Public Comments on Agenda Items:

Trey Anderson spoke about his intentions for his STR.

Conflict of Interest Declaration

None

Public Hearing - Special Use Permit: Trey Anderson Short Term Rental

Motion was made by J. Hoffmeyer to open Public Hearing for special use permit application property #009-370-001-00, located at E5040 Hwy M35 Escanaba, Mi 49829, seconded by J. Church

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

Communications - None

Public Comment on Non-Agenda Items:

Bob Ludwig spoke against STR, referenced ordinances.

Motion was made to close Public Hearing by R. Ness, to close Public Hearing for special use permit application property #009-370-001-00 located at E5040 Hwy M35 Escanaba Mi 49829, seconded by J. Church

Board Comments

Rick Ness discussed that all current ordinances and future ordinances to be met.

Motion to adjourn made by J. Church, seconded by J. Hoffmeyer

Meeting adjourned at 7:30 p.m.

Voting on Section 604 General Standards Commenced:

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

Motion made to accept by R. Ness Seconded by J. Church

Roll Call: R.Ness-Y, R.Fettig-A, 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 J. Church

Roll Call: R.Ness-Y, R.Fettig-A, 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 J. Church

Roll Call: R.Ness-Y, R.Fettig-A, 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 J. Church

Roll Call: R.Ness-Y, R.Fettig-A, 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 J. Church

Roll Call: R.Ness-Y, R.Fettig-A, 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. Church

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

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 J. Church

Roll Call: R.Ness-Y, R.Fettig-A, 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 J. Church

Roll Call: R.Ness-Y, R.Fettig-A, 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 J. Church

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

Julie Hoffmeyer, Secretary Ford River Planning Commission