Ford River Township Planning Commission
3845 K Rd, Bark River, MI 49807
Meeting Minutes
July 1, 2026

1. Call to Order. The meeting was called to order at 7:00 p.m.

2. Pledge of Allegiance.

3. Roll Call. Members present: Keith Mineau, Rick Ness, Jayne Church, Ray Fettig, and Julie Hoffmeyer

4. Public comment on Agenda Items Only. None.

5. Conflict of interest declaration. None.

6. Approval of Agenda. Jayne Church made a motion to change the order of the numbers on the agenda. Number 9 needed to be added for new business to discuss Campground Zoning.
   Motion to change the agenda by Jayne Church and seconded by Rick Ness. Approval to the agenda with the improvements by Jayne Church, seconded by Ray Fettig.

7. Approval of Minutes from June 3, 2026.
   Minutes were incomplete and postponed until the August FRPC meeting. Jayne Church made a motion to table the minutes until August, seconded by Ray Fettig.

8. Reports and Permits.
   Brett Jenshak, Zoning Administrator reviewed his report.

   Special Use permit discussed about the Sandy Shores. The situation remains the same. Rick Ness noted that the foot print is not the same, and there will be more units added to increase occupancy. Discussion about the original intent has changed. There are a minimum of 2 variances that need to be addressed. Discussion about wanting the unit to look like a light house without an operating light with circular motion. The light could shine on Sandy Shore's property only. The height variance needs to go to the ZBA first. The change of intent is a concern.

   Mr. Tryan has been contacted about the saw mill operation. Rick Ness brought up that the saw mill is in a commercial district, why is the saw mill not allowed to operate. There is a court order in effect due to the smoke, noise, and blight being a nuisance to the neighbors. There seems to be no permit in place for the operation of the saw mill. The saw mill has been moved.

   Accessory building on a neighboring property. Both property owners have been spoken to with options to move the building or take it to court. The building has been moved and the issue is resolved.

   A shooting range request has been made. It is a one acre parcel. The property is in RR. Ray Fettig brought up that there should be a special use request. It is an outdoor gun range request. There would need to be burms in place. The neighbors are said to agree with the gun range. Ray Fettig said there was an issue several years ago with Precision Guns and we should look

into that situation. Ordinance would handle it as a principal use for the owner. But the intent is for others to shoot at the gun range as well.

Joe Ranson was contacted at the Health Department by Brett Jenshak about the septic systems of the STR and well regulations. The Health Dept does a OST evaluation which determines the location, size, based on how many bedrooms. Examine past records and determine a report. Ray Fettig brought up concerns about the wells. Brett indicated that he believed that the report does cover that. The property owner would need to contact the Health Department. Ray Fettig requested that we find out about the wells with the history of where well locations being a concern.

A prospective property buyer is looking to purchase land from a Revocable Trust. There is an access issue. There is discussion about building a house. There is a private road to access, a road would need to be put in. EGLE has been contacted by the prospective property owner. There would need to be easement given and a perk test given. There was discussion about a special use permit for Ten Acre Woods and complaints. The complaints came from across the river. Permission from the remaining owners of the private road needs to be obtained. ~~Discussion ensued about whether or not there are enough members for the Zoning Board of Appeals.~~ If there is a Road Association on the private road, then permission would need to be obtained from the Road Association. ~~That approval would need to be in place before any approval from the ZBA or FRPC.~~

There are requests about some fences the Z~~B~~A will be at the properties to inspect and give permits.

A special use permit on 4 acres in R2, request for a garage of 2500 square feet. The square footage goes over the normal square footage putting into effect the special use. Once the site plan is submitted, then the special use ^permit^ can be ~~given provided the setbacks are legal applied for~~.
Property owners on I lane looking to build a garage under 1500 square feet.
Complaint from property owner that the neighbor has built a fence on his property. The fence is built with the inside facing out and the height requirements are in question. Survey needs to be done and Z~~B~~A will need to look into it.

9. New Business.
Jayne Church has submitted information to the FRPC about campground regulations. This needs to be looked into as there is a concern about campgrounds on primary residence. Ray Fettig brought up that redistricting RR and R2 because of these special uses that keep getting brought forward. More definition needs to be done. There is an accessory use of property for campgrounds that needs to be defined. The omission of some of these uses like campgrounds or golf courses, needs to be addressed. ~~By omission by the property owner these special uses should not be allowed.~~ Additional ordinance will need to be created. A definition for what the campground is, what it entails, and what the threshold is for commercial use. A temporary use of property for rent is done in Autrain.

10. Unfinished Business.
Short Term Rentals.
Ryan from CUPPAD was present to discuss the wording in the Ordinance. Letters are to be sent to STR that are not approved.

Various STR's were discussed by the FRPC. Jayne Church brought up that the price for the permits have yet to be set by the FRB. Discussion of all of the STR's that are listed on the various sites online to send letters. There is one STR discussed that requested a permit, but has been in limbo due to the Zoning Board of Appeals. The money needs to be refunded, as the STR does not comply. The Zoning Board ^ of Appeals^has not enough members to meet. There are 10 camp sites on the Bark River that needs to be addressed. Ray Fettig is to get his copy of STR to the Zoning Administrator, Brett Jenshak for review. Ray Fettig brought up that you could rent a structure for 30 days, that person could subrent to someone for a week at a time. Proof would be needed that this was occurring, then the ZA would have to address the issue.

Ryan from CUPPAD was present. Jayne Church brought up concerns about DATA Centers and preparing for any in the future. Jayne suggests a moratorium may be needed. Ryan clarified that there are mega data centers and small scale data centers. There is not enough electricity in the UP to sustain a mega scale DATA Center.

Ray Fettig brought up permits for Food Trucks. Ryan from CUPPAD explained that they need to be regulated and licensed through the Health Department.

Various approvals of wording to the Zoning Ordinance and Amendments were done with Ryan Carrig from CUPPAD. Industrial Zone was discussed as there is not one clearly specified in Ford River Township at this time.

11. Special Use Permit Applications / ZBA Application.

12. Communications. There are issues with Ray Fettig and Rick Ness's emails. Julie Hoffmeyer to send an email out to Steve Nelson to have the emails set back up.
Julie Hoffmeyer read a letter from a Ford River Board Member in regards to the Ford River Township Board Meeting in June, 2026. Concerns about the STR's were addressed. The issue of personal attacks on FRTB members was addressed.

13. Public Comment on Non-Agenda Items (3 minute limit).
Dennis Janke wished everyone a safe July 4th holiday. Ray Fettig also shared his wishes for everyone to have a safe holiday.

14. Board Comments. None

15. Adjournment. Jayne Church made a motion to adjourn, seconded by Rick Ness at 8:50 p.m.