

**Whitefish Township Planning Commission Minutes - unapproved
Special Meeting and Public Hearing - January 31 2024**

Special Meeting called to order at 7 pm by Chairman Robert Hughes.
Role call: Commissioners Linda Ferguson, Glenn Gomery (BOT Liaison), Robert Hughes, Carol Bowden, Present. Commissioner Don Mandeville, Absent with prior notice.

Public Attendees: Approximately 11 public attendees present.

Review of Sept 13 2023 Special Meeting, and Nov 15 2023 General Meeting Minutes:
Motion by Hughes to approve the Special Meeting Minutes of Sept 13 2023, and the General Meeting Minutes of Nov 15 2023, as presented. Second by Ferguson.
Discussion: None. 4 yes votes, 0 no votes. Motion carried.

Hughes read aloud the Notice of Public Hearing, and stated that proof of publication in The Sault News on January 16 2024 is present.

The Commission received spoken public comment from 8 public attendees during the Special Meeting. Spoken and written public comment received during the Special Meeting and Public Hearing is detailed below.

New Business:

-Election of Planning Commission Officers 2024: Motion by Gomery to elect Hughes as Chairman. Second by Ferguson. Discussion: None. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion Carried.

Motion by Hughes to elect Gomery as Secretary. Second by Ferguson. Discussion: None. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, no. Bowden, yes. Motion carried.

-Schedule Planning Commission General Meetings 2024: Motion by Gomery to approve the proposed 2024 Planning Commission General Meeting Schedule, as presented. Second by Ferguson. Discussion: None. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion Carried.

-Review Land Use Permitting Fees for Land Use Permitting processes: Motion by Hughes to approve the proposed Fees as presented, with the following Recommendation to be transmitted to the Board of Trustees: "At the January 31 2024 Special Meeting The Whitefish Township Planning Commission reviewed the attached Fees document, and recommends the following to the Board of Trustees:"

The "Applicant Requested Special Meeting" Fee be increased from \$500 to \$600. Second by Ferguson. Discussion: None. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion Carried.

-Review proposed revised APPLICATION FOR SPECIAL LAND USE APPROVAL form: Motion by Hughes, Second by Bowden, to approve the Application form, as presented.

Linda Ferguson

Robert Hughes

Carol Bowden

Discussion: None. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion Carried.

-Recess of Special Meeting until Close of Public Hearing: Motion by Hughes to Recess the Special Meeting. Second by Ferguson. Discussion: None. 4 yes votes, 0 no votes. Motion carried. Special Meeting recessed at 7:51 pm.

Open / Call to Order Public Hearing – by Chairman Hughes at 7:51 pm.

Role call: Commissioners Linda Ferguson, Glenn Gomery (BOT Liaison), Robert Hughes, Carol Bowden, Present. Commissioner Don Mandeville, Absent with prior notice.

Public Attendees: Approximately 11 public attendees present.

Hughes read aloud the Notice of Public Hearing, and stated that proof of publication in The Sault News on January 16 2024 is present.

Public Comment: No spoken public comment was given during the Public Hearing. Approximately eleven Public Attendees were present. Eight spoke during the Special Meeting Public Comment time, and none spoke at the Public Hearing Public Comment time.

Regarding the proposed Zoning Ordinance Amendments, four spoke in opposition to STRs in residential districts, and four spoke in support, with an emphasis on a need for enforcement of any Ordinance regarding STRs.

Regarding the other items of the proposed amended Zoning Ordinance listed in the Public Notice, and regarding the proposed Zoning Ordinance Amendments, available to the public at the Special Meeting and Public Hearing, no Public Comment was made.

Written Public Comment and Spoken Public Comment: "Summary of the comments received at the Public Hearing:"

Approximately eleven Public Attendees were present.

Eight spoke during the Special Meeting Public Comment time, and none spoke at the Public Hearing Public Comment time.

Regarding the proposed Zoning Ordinance Amendments, four spoke in opposition to STRs in residential districts, and four spoke in support of that special land use, with an emphasis on a need for enforcement of any Ordinance regarding STRs.

Regarding the other items of the proposed amended Zoning Ordinance listed in the Public Notice, no Public Comment was made.

Written Public Comment: Four written communications regarding this matter were received and acknowledged, summarized during the Public Hearing, and have been entered into the record. All four were in opposition to the Township permitting STRs.

Linda Ferguson

Robert Hughes

Carol Bowden

Motion by Hughes, second by Gomery, to Close the Public Hearing. Discussion: None.
Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion carried.
Public Hearing Closed at 7:57 pm.

Call to Order Special Meeting from Recess: by Chairman Hughes at 7:57 pm.
Role call: Commissioners Linda Ferguson, Glenn Gomery (BOT Liaison), Robert Hughes, Carol Bowden, Present. Commissioner Don Mandeville, Absent with prior notice.

-Commissioner's discussion and review of Public Comment received.

-Commissioner's discussion of the Proposed Zoning Ordinance Amendments.

Motion by Gomery, second by Ferguson to: Defer Planning Commission action on this matter to another Special Meeting and Public Hearing, to assure proper Public Notice has been made, and all Commissioners and the Public have more time to research and consider the matter, scheduling a Planning Commission Special Meeting and Public Hearing for consideration of proposed Zoning Ordinance Amendments on Wednesday February 28 2024, at 7 pm." Discussion: None. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion carried.

-Commissioner's discussion and vote on directing the Chair, Per Section 13.02 of the Zoning Ordinance "Following the Public Hearing, the Planning Commission shall transmit their recommendation and a summary of the comments received at the Public Hearing to the Township Board." Motion by Hughes, second by Bowden, to approve the stated Planning Commission Recommendation transmittal to the Board of Trustees.

Discussion: None. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion carried.

Motion by Hughes, second by Ferguson, to Adjourn the Special Meeting. Discussion: None. 4 yes votes, 0 no votes. Motion carried.

Special Meeting Adjourned at 8:05 pm.

Approval Signatures and Date Signed:

Hughes: 

Gomery: 

Ferguson: _____

Bowden: 

Mandeville: _____



