

Whitefish Township Planning Commission Minutes Regular Meeting – April 3, 2024

- Meeting Called to Order by Chairman Robert Hughes at 7 pm.
- Role call: Commissioners Linda Ferguson, Glenn Gomery (BOT Liaison), Robert Hughes, Carol Bowden, Present. Commissioner Don Mandeville, Absent with prior notice.
- 7 public attendees present.
- Minutes: Motion by Gomrey to approve the Minutes of February 28 2024 as presented. 2<sup>nd</sup> by Ferguson. Discussion: None. Roll Call Vote: Gomery, yes. Ferguson, yes. Hughes, yes Bowden, yes. Hughes, yes. Motion carried.
- Public Comment: None
- New Business:
  - Planning Commission initial review of ten Special Land Use Approval applications: Hughes stated, “- There are ten Special Land Use Applications present, for Planning Commission review at this meeting. - In March 2023 and then again in April 2023 the PC twice performed the required initial review of eight of the Applications submitted during the brief the lapse of the Moratorium, before the Moratorium was reimposed by Board of Trustees. At the March 2023 meeting the PC requested additional information from all eight applicants. After receiving supplementary information requested by the PC from all eight applicants, at the April 2023 PC meeting the eight 2023 Applications were denied by the Planning Commission, with the reimposed Moratorium cited as the reason. The Zoning Ordinance Article 8 specifies the required process regarding this matter. That document is in Commissioner's hands at this meeting and is available to the public on the township website. **Article eight.** - In 2024 two additional Applications for Special Land Use Approval were received by, and then vetted for completeness by the Zoning Administrator, now transmitted to the Planning Commission for consideration in this meeting. - There are ten Special Land Use Approval Applications present for consideration and initial review by the PC at this meeting. - The commissioners will now take time to review and discuss the applications.”
  - Each application was reviewed by each of the commissioners as Hughes read aloud the parcel numbers of each application.
  - Motion by Gomery to schedule a special meeting and public hearing for May 22, 2024 7 pm. 2<sup>nd</sup> by Hughes. Discussion, none. Roll call vote: Roll Call Vote: Gomery, yes. Ferguson, yes. Hughes, yes Bowden, yes. Hughes, yes. Motion carried.
  - Old Business:
    - Master Plan: Motion by Gomrey, 2<sup>nd</sup> by Hughes to appoint Ferguson and Hughes as a committee to pursue this matter in coordination with the EUP Planning Agency. Discussion: Gomrey spoke of the efforts past to update the Whitefish Township Master Plan, Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion carried.
    - Planning Commission Bylaws and Code of Conduct example: Motion by Gomrey, 2<sup>nd</sup> by Ferguson, to approve the presented draft Planning Commission Bylaws.. Discussion: None. Roll Call Vote: Gomrey, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion carried.
    - Planning Commission review of MTA efforts to repeal renewable energy facility zoning preemption: Motion by Gomrey to table this matter to allow time for the Planning Commission Secretary to draft a letter of support for MTA efforts to repeal renewable energy facility zoning preemption, specifically Public Act 233 of 2023, for consideration at the next Planning Commission Meeting. 2<sup>nd</sup> by Ferguson. Discussion: None. All in favor: 4 yes votes, 0 no votes. Motion carried.
    - Saturn Park: Gomrey spoke of the process of township sale or purchase of land, introducing an MTA letter “Disposal of Surplus Township Property and MTA Involvement in Same.” Motion by Gomrey, 2<sup>nd</sup> by Ferguson to table this matter. Discussion, none. All in favor vote: 4 Ayes 0 Nays. Motion carried.

Motion by Hughes, second by Gomery, to adjourn the meeting. Discussion: None. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomery, yes. Bowden, yes. Motion carried.

Meeting Adjourned at 7:30 pm.

Approval Signatures and Date Signed:

Hughes: [Signature] Gomery: [Signature]  
Ferguson: [Signature] Bowden: [Signature]  
Mandelville: \_\_\_\_\_