

2A copy original to CRSH 4/4/24

Whitefish Township Planning Commission Minutes
Special Meeting and Public Hearing – February 28, 2024

- **Special Meeting Called to Order by Chairman Robert Hughes at 7 pm.**
- **Role call:** Commissioners Linda Ferguson, Glenn Gomrey (BOT Liaison), Robert Hughes, Carol Bowden, Present. Commissioner Don Mandeville, Absent with prior notice.
- 1 public attendee present.
- **Review of January 31 2024 Special Meeting and Public Hearing Minutes:** Motion by Gomrey to approve the Minutes of January 31 2024 as presented. 2nd by Ferguson.
Discussion: None. All In favor: 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 February 7 2024 is present.
- **Public Comment:** No spoken Public Comment was given. Written Public Comment was acknowledged, to be addressed during the Public Hearing to follow. Hughes stated: "All written Public Comment received will be acknowledged and recognized during the Public Hearing to follow." All written public comment received during the Special Meeting and Public Hearing is detailed below.
- **New Business:**
- **Proposed Zoning Ordinance Amendments:** (for Planning Commission consideration after the Public Hearing has been held)
- **Master Plan:** Motion by Gomrey, 2nd by Hughes to table this matter. **Discussion:** Gomrey spoke of the efforts past to update the Whitefish Township Master Plan, suggesting this matter be tabled to allow time for Commissioners to research and provide their input for consideration at the next Planning Commission Meeting. Roll Call Vote: Hughes, yes. Ferguson, yes. Gomrey, yes. Bowden, yes. Motion carried.
- **Proposed draft PC letter to Chippewa County Road Commission recommending and requesting speed limit and improved traffic control signage along N Whitefish Point Rd.** Motion by Gomrey, 2nd by Ferguson to approve the draft letter with the additions on the cc of: Paradise Area Tourism Council, Paradise Michigan Chamber of Commerce, and Whitefish Township Community Schools. **Discussion:** Gomrey spoke of the efforts past by the Board of Trustees regarding this matter. Ferguson spoke of her experiences as regards this matter. Roll Call Vote: Gomrey, yes. Bowden, yes. Ferguson, yes. Hughes, yes. Motion carried.
- **Planning Commission Bylaws and Code of Conduct example documents:** Gomrey stated that the MTA and MSU documents in Commissioner's packets are for consideration by Commissioners, suggesting that Commissioner's input be made to be considered at the next Planning Commission Meeting, and detaining the efforts past to update the Planning Commission Bylaws and Code of Conduct. Motion by Gomrey, 2nd by Ferguson, to table this matter. **Discussion:** None. Roll Call Vote: Gomrey, yes. Ferguson, yes. Gomrey, 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. 2nd by Ferguson. **Discussion:** None. All in favor: 4 yes votes, 0 no votes. 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 7:22 pm.**

CRSH
LH
GF

- **Public Hearing Opened / Called to Order by Chairman Robert Hughes at 7:22 pm.**
- Role call: Commissioners Linda Ferguson, Glenn Gomery (BOT Liaison), Robert Hughes, Carol Bowden, Present. Commissioner Don Mandeville, Absent with prior notice.
- **Public Attendees:** 1 public attendee present.
- Hughes read aloud the Notice of Public Hearing, and stated that proof of publication in The Sault News on February 7 2024 is present.
- **Public Comment:** No spoken public comment was given during the Public Hearing Public Comment time.
- **Written Public Comment:** Fifteen written communications received were acknowledged, summarized during the Public Hearing, and have been entered into the record. Four were in opposition to the Township permitting STRs. Eleven were in support, detailing experiences as homeowners and by short term renters advocating for the Township permitting STRs.
- Regarding the other items of the proposed amended Zoning Ordinance listed in the Public Notice, no Public Comment was made or received.
- 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 7:27 pm.**
- **Call to Order Special Meeting from Recess:** by Chairman Hughes at 7:27 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 to to: Approve as presented the Proposed Zoning Ordinance Amendments in their entirety. 2nd by Hughes. 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 7:30 pm.**

Approval Signatures and Date Signed:

Hughes: [Signature] Gomery: [Signature] 4-3-24
 Ferguson: [Signature] Bowden: [Signature]
 Mandeville: _____