

**Whitefish Township Planning Commission Minutes Regular Meeting November 6, 2024**

**- Regular Meeting Called to Order by Chairman Robert Hughes at 7 pm.**

- Role call: Commissioners Carol Bowden, Linda Ferguson, Robert Hughes, Don Mandeville, Glenn Gomery (BOT Liaison) Present.

- 5 public attendees present.

- Agenda amended: motion by Gomery 2<sup>nd</sup> by Ferguson to: "Amend the agenda to add, in new business the review of proposed: Short Term Rental Operating License Annual Renewal form." All in Favor: Five Ayes, Zero Nays. Motion carried.

- Minutes: Motion by Gomery to approve the Minutes of July 10, 2024 as presented. 2<sup>nd</sup> by Mandeville. Discussion: None. All in Favor: Five Ayes, Zero Nays. Motion carried.

-Statement of the status of the amended 2024 Zoning Ordinance: Hughes stated: "Whitefish Township is presently operating according to the amended 2024 Zoning Ordinance, since resolution of this matter via the Ballot Referendum of August 6, 2024."

- Public Comment: None

- Old Business:

- Master Plan: Motion by Gomery 2<sup>nd</sup> by Mandeville, to recommend to the board of trustees that the proposed draft master plan 2024 update public survey not be done, and that the 63 day public comment period be opened by the board. Discussion: Ferguson stated that she has had the draft public survey document for several days and noted it is many pages long with hundreds of questions, and much of it doesn't apply to us and it's not easy for anyone to fill out. Mandeville agreed and stated that this master plan update has been addressed in many past planning commission and board of trustees meetings and doing a survey would be redundant. Gomery stated that at 8 pages and with the other issues Ferguson and Mandeville mentioned, and that the proposed survey by EUP Planning would involve a post card mailed to landowners that requires an online internet response, and that the EUP Planning email from Jeff Hagen in commissioners packets states that a public survey during a master plan update is not required. Roll call vote: Bowden yes, Ferguson yes, Mandeville yes, Gomery yes, Hughes yes. Motion carried.

New Business:

- Short Term Rental Operating License Annual Renewal form: Motion by Ferguson 2<sup>nd</sup> by Bowden to approve the form and recommend it for approval by the board of trustees. All in Favor: Five Ayes, Zero Nays. Motion carried.

- Commissioner's Initial Review of, and discussion of five Applications for Special Land Use Approval: Applicant's presentations and Commissioner's queries to Applicants (if present): Hughes read aloud the parcel #s and addresses of each Application for Special Land Use Approval, stating that the Zoning Ordinance Article 8 specifies the required process regarding this matter, and that document is in Commissioners hands at this meeting and is available to the public on the township website. Each application was reviewed by each of the Commissioners as Hughes read aloud the parcel numbers and addresses of each application, stating four are for Short Term Rental, (3 in recreational forest zoning district, and 1 in residential zoning district adjacent to commercial zoning district boundary.) and 1 for the keeping of Class II animals in recreational forest zoning district.

Motion by Hughes 2<sup>nd</sup> by Ferguson to proceed to public hearing January 8 2025 for the hearing of these five applications. Discussion: Bowden spoke of the need for fencing at the proposed keeping of Class II animals location and commissioners discussed the location, the adjacent landowners, and reviewed the application documents of that application. All in Favor: Five Ayes, Zero Nays. Motion carried.

- Short term rental annual renewal fee: Motion by Hughes 2<sup>nd</sup> by Mandeville to raise the current \$100 fee for short term rental annual renewal to \$200, and recommend this fee increase to the board of trustees for approval. All in Favor: Five Ayes, Zero Nays. Motion carried.

- Election of Officers: Motion by Gomery 2<sup>nd</sup> by Hughes to re-elect Hughes as Chair and Gomery as Secretary for 2025. Discussion: none. All in Favor: Five Ayes, Zero Nays. Motion carried.

- Schedule 2025 Regular Meetings: Motion by Hughes 2<sup>nd</sup> by Mandeville to schedule four regular meetings for 2025 - January 8<sup>th</sup>, March 19<sup>th</sup>, May 7<sup>th</sup>, and September 17<sup>th</sup>, all on Wednesdays at 7pm. All in Favor: Five Ayes, Zero Nays. Motion carried.

- Motion by Hughes 2<sup>nd</sup> by Ferguson to adjourn regular meeting. All in Favor: Five Ayes, Zero Nays. Motion carried.

**- Regular Meeting adjourned at 7:54 pm.**

Approval Signatures and Date Signed:

Hughes: [Signature]  
Ferguson: [Signature]  
Gomery: [Signature]

Bowden: [Signature]  
Mandeville: \_\_\_\_\_