

**Whitefish Township Planning Commission Minutes Special Meeting March 28, 2025**

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

- Role call: Commissioners Carol Bowden, Linda Ferguson, Robert Hughes Present. Don Mandeville, Glenn Gomery (BOT Liaison) Absent with prior notice.
- 3 public attendees present.
- Minutes: Motion by Hughes to approve the Minutes of January 8, 2025. 2nd by Ferguson. Discussion: None. All in Favor: Three Ayes, Zero Nays. Motion carried.
- Public Hearings: Hughes stated that the March 19<sup>th</sup> Regular Meeting and its two public hearings were not held due to the lack of a quorum, and made the motion: to "Call a special meeting for 7 pm Tuesday April 29 and, reschedule the two public hearings, one for the master plan update, one a short term rental application, for that date and time." 2nd by Bowden. Discussion: None. All in Favor: Three Ayes, Zero Nays. Motion carried.
- Public Comment: Special Land Use Applicants Joe and Kim Reece presented information about their application for special land use approval for the keeping of class II animals – highland cows – on their property 225 N M123. Adjacent landowner Jon Halderman spoke his concerns about soils, drainage, management of animal wastes, and the attraction of predators.
- Old Business:
  - Vicente – Kurek special land use application: Commissioners discussed the location, access to the property from W M123, adjacent landowners, and again reviewed the application documents that were initially reviewed at the January 8<sup>th</sup> meeting. Hughes stated that the public hearing for this application will be held April 29, to allow time for publication of, and mailings-to 300 foot neighbors, of the notice of rescheduled public hearing.
  - Reece special land use application: Motion by Bowden, 2<sup>nd</sup> by Ferguson to Grant the Reece Special Land Use Approval for the keeping of Class II animals. Discussion: Bowden spoke of fencing. Hughes suggested grading at property lines if there were drainage issues to adjacent properties. Roll call vote: Bowden, yes Ferguson, yes Hughes Yes. Motion carried.
  - Zoning Administrator West presented Short Term Rental information, stating: Since the STR Moratorium ended in 2024, 18 applications for short term rental permits by special land use approval were considered by the planning commission. 17 were approved with conditions, 1 was denied. There are 9 STR permits that were approved prior to the two year 2022 Moratorium, bringing the total of permitted STRs to 26. Annual renewal applications and fees have been received including water test reports from all but six permit holders. One permit holder has requested that their special land use permit for short term rental be approved as abandoned as they have ceased renting. Their formal Notice of Landowner Intent to Cease/Abandon the Special Land Use that was Approved with Conditions May 22, 2024 - Krause Special Land Use Permit / Short Term Rental Operating License – p/n 16 660 019 00 12530 N Superior Drive is the next agenda item.
  - Commissioners reviewed the Notice from the Krauses. Motion by Hughes, 2<sup>nd</sup> by Ferguson to approve the abandonment, rescinding the short term rental special land use approval for the Krause parcel # 16 660 019 00 12530 N Superior Drive. Roll call vote: Bowden, yes Ferguson, yes Hughes Yes. Motion carried.
  - Motion by Hughes 2<sup>nd</sup> by Ferguson to adjourn regular meeting. All in Favor: Three Ayes, Zero Nays. Motion carried.
- **Special Meeting adjourned at 7:34 pm.**

Approval Signatures:

Hughes: \_\_\_\_\_  
Ferguson: \_\_\_\_\_  
Gomery: \_\_\_\_\_

Bowden: \_\_\_\_\_  
Mandeville: \_\_\_\_\_