

## Planning Commission Minutes Special Meeting / Public Hearings October 29, 2025

### Special Meeting Called to Order by Secretary Glenn Gomery at 7 pm.

- Roll call: Commissioners Carol Bowden, Glenn Gomery, Lynda Ferguson, Adam Krause, Present. Jason Hughes, Absent with prior notice
- 5 public attendees present.
- Minutes: Motion by Gomery to: Approve the Minutes of September 17, 2025. 2nd by Krause. Discussion: None. All in Favor: Four Ayes, Zero Nays. Motion carried.

### Public Comment

- One public attendee spoke of his experience with STRs in South Haven, stating he is a new resident, and lives 4 lots south of the Mandeville property being considered for special approval for short term rental. He offered additional public comment during the Public Hearing.

### Old Business

- Proposed Zoning Map Amendments and Zoning Ordinance Text Amendments:
- Petition by landowner Domeier to: Change the Zoning of their parcel # 016 435 05 00 in the Timberlost / W M-123 area now zoned R1 (single family residential), to RF (recreational forest,) and Zoning Administration initiated proposed inclusion of the entire R1 district (includes a total of eight parcels) within that Timberlost / W M-123 area from the present R1 to RF zoning district, amending the Zoning District Map, and, Zoning Administration initiated Zoning Ordinance Text Amendments within SECTION 2.02 DEFINITIONS, and SECTION 6.10 RENTING AND LEASING:
- Gomery read aloud the text of the proposed zoning ordinance amendments to be heard at the Public hearing to follow.
- Mandeville Application for Special Land Use Approval: Mandeville, Short-Term Rental, 016-210-025-00 10477 N WHITEFISH POINT RD, R1 Zone, to be heard during the Public Hearing to follow.

### New Business

- Bitcoin Mining and its potential impacts on Whitefish Township: Commissioners reviewed documentation and discussed efforts underway by the Board of Trustees to impose a Moratorium on any township approvals for this type of land use, to give the township time to research and investigate the issue in order to address it within the zoning ordinance by a future amendment. Motion by Gomery, 2<sup>nd</sup> by Ferguson, to: Endorse the draft document, "Informational Handout: Bitcoin Mining and Its Potential Impacts on Whitefish Township," and, recommend to the board that a Moratorium Imposing a Temporary Moratorium on Bitcoin and Cryptocurrency Mining Operations be imposed. Discussion: Gomery noted that the Township presently has no zoning or regulatory framework specifically addressing or accommodating cryptocurrency mining operations. Ferguson spoke of her awareness of an existing operation in east Chippewa County that she has seen and heard, noting that the facility is nearby a school, and she could hear it from the road. All in Favor: Four Ayes, Zero Nays. Motion carried.

Motion by Gomery, 2<sup>nd</sup> by Bowden to: Recess Special Meeting. Discussion: None. All in Favor: Four Ayes, Zero Nays. Motion carried.

### Special Meeting Recessed at 7:10

### Public Hearing for Zoning Ordinance and Zoning Map Amendments Called to Order by Gomery at 7:10

- Roll call: Commissioners Carol Bowden, Glenn Gomery, Lynda Ferguson, Adam Krause, Present. Jason Hughes, Absent with prior notice.
- Gomery read aloud the proposed text amendments, and noted the Zoning District Map was on display for public inspection.

### Public Comment

- Nearby neighbor of the Mandeville property spoke of his concerns having an STR near his home, asked if any commissioners own an STR, asked about other concerns he has regarding regulation of STRs, and recounted alleged misdeeds by transient renters at Freighters View, south of his property.
- Brian Watcher, a landowner in the Timberlost R1 district rezone spoke in support of rezoning the district to RF.
- Stephanie Domeier, a landowner in the Timberlost R1 district and petitioner for the rezoning spoke in support of rezoning the district to RF, noting the remoteness, the large parcels, and her family's family rustic campground, Shivering Timbers, that her family has re-established, restoring and re opening the campground this year.

- Gomery read aloud a letter of support for the rezone from Fred Olefin, a landowner in the zone. Motion by Gomery, 2<sup>nd</sup> by Krause to: Close this Public Hearing. Discussion: None. All in Favor: Four Ayes, Zero Nays. Motion carried.

**Public hearing Closed at 7:21**

**Public Hearing for Mandeville Application for Special Land Use Approval Called to Order by Gomery at 7:22**

- Roll call: Commissioners Carol Bowden, Glenn Gomery, Lynda Ferguson, Adam Krause, Present. Jason Hughes, Absent with prior notice

- Gomery read aloud the landowner name, parcel number, and address, stating this is an Application for Special Land Use Approval for a Short Term Rental Annual Operating License, noting the application was initially reviewed during the September 17<sup>th</sup> Regular Meeting.

**Public Comment**

- Nearby neighbor of the Mandeville property spoke again of his concerns having an STR near his home.

- Gomery noted that no written public comment regarding this application has been received.

- Motion by Gomery, 2<sup>nd</sup> by Ferguson to: Close this Public Hearing. Discussion: None. All in Favor: Four Ayes, Zero Nays. Motion carried.

**Public Hearing for Mandeville Application for Special Land Use Approval Closed at 7:41**

**Special Meeting Called Back to Order by Gomery at 7:41**

- Roll call: Commissioners Carol Bowden, Glenn Gomery, Lynda Ferguson, Adam Krause, Present. Jason Hughes, Absent with prior notice

- Motion by Gomery to approve the Mandeville application, 2<sup>nd</sup> by Bowden. Discussion: Gomery noted that the application is complete, including documentation of mailed notices and publication, and public comment has been received and considered. Roll Call Vote: Krause, yes. Bowden, yes. Ferguson, yes. Gomery, abstain. Motion carried, Mandeville application approved.

- Motion by Gomery to approve the proposed Zoning Ordinance Text and Zoning Map Amendments and recommend them to the Board of Trustees for their action. 2<sup>nd</sup> by Krause. Discussion: None. Roll Call Vote: Krause, yes. Bowden, yes. Ferguson, yes. Gomery, yes. Motion carried.

Motion by Gomery, 2<sup>nd</sup> by Ferguson to: Adjourn Special meeting. Discussion: None. All in Favor: Four Ayes, Zero Nays. Motion carried.

**Special Meeting Adjourned at 7:51 pm**

**Approval Signatures:**