

Planning Commission Minutes Special Meeting & Public Hearing April 29, 2026

Meeting Called to Order by Chairman Jason Hughes at 7:00 pm.

- Roll call: Adam Krause present, Jason Hughes present, Glenn Gomery present, Carol Bowden absent, Lynda Ferguson absent.
- 5 public attendees present.
- Minutes: Motion by Hughes to: Approve the Minutes of March 18, 2026. 2nd by Gomrey. Discussion: None. All in Favor: Three Ayes, Zero Nays. Motion carried.

Public Comment:

- None
- Gomrey stated that public comment will be asked for again during the public hearing coming up during this meeting, and that written public comment received regarding the Jahnke STR application will be read aloud during the public comment time in the public hearing.

Old Business:

- Jahnke / Roam North LLC Special Land Use Application for Short-Term Rental Annual Operating License initially reviewed at the March 18th meeting, to be heard during the Public Hearing to follow: Hughes noted that the applicant provided a nitrate water test report missing at the March 18 review, the application documents are present and have been reviewed by commissioners, and include documentation of published and mailed public notice, as well as written public comment received.
- Review of Draft Zoning Ordinance Amendments Regulating Data Center Land Use: Zoning Administrator West summarized the documents in commissioner's packets about the underway process to amend the zoning ordinance to regulate any data center land use within the township. Detailing specifics of the proposed amendments he pointed out the document has been put together with an example used by permission from DeTour Township, boilerplate language from MTA and other Michigan townships customized to our zoning ordinance articles and sections. He read aloud the Intent and Purpose section of proposed Section 6.12 DATA CENTERS: "The purpose of this Section is to protect and safeguard the health, safety, and general welfare of the citizens of Whitefish Township by promoting the effective and efficient use of Data Centers. It is the intent of the Township to permit these systems by regulating their siting, design, and installation to protect the public health, safety, and welfare, and to ensure their compatibility with adjacent land uses. Data Centers, as defined in this Ordinance, shall comply with the provisions of this Ordinance and are only permitted as authorized by this section." He said this ordinance amendment would allow data centers only within the Light Industrial Zoning District, asked that the commissioners consider the setback requirements, and recommended that after any setback change the proposed draft be endorsed and approved at tonight's meeting, and scheduled for a public hearing during the June 18th regular meeting.

New Business:

- Schedule Public Hearing for proposed Zoning Ordinance Amendments: Motion by Hughes, 2nd by Krause to: Approve the draft amendment document as presented and schedule a public hearing on the proposed zoning ordinance amendments for 7 pm June 18th. Discussion: Gomrey endorsed the setbacks shown. All in Favor: Three Ayes, Zero Nays. Motion carried.
- Motion by Hughes, 2nd by Gomrey to: Recess Special Meeting. Discussion: None. All in Favor: Three Ayes, Zero Nays. Motion carried. **Special Meeting Recessed at 7:18 pm**

Call to Order Public Hearing

- Roll Call: Adam Krause present, Jason Hughes present, Glenn Gomery present, Carol Bowden absent, Lynda Ferguson absent.
- 5 public attendees present.
- Hughes stated, "The purpose of this public hearing is to receive spoken and written public comment regarding the Jahnke / Roam North LLC Special Land Use / Short-Term Rental Annual Operating License Application for their single family residence at 4526 N M123, Parcel Number 016 160 021 00"
- The applicant was not present. Hughes read aloud the applicant's written statement.
- Public Comment: Two written public comments received were read aloud. Both were in objection to approval. Two public attendees spoke, objecting to approval. The public comments received from nearby landowners included concerns of potential trespass by guests, including concerns that docks, outbuildings, etc. presented an attractive nuisance to children of guests, and that property boundaries are not readily apparent.
- Motion by Hughes, 2nd by Krause to: Close the Public Hearing. Discussion: None. All in Favor: Three Ayes, Zero Nays. Motion carried.

Public hearing Closed at 7:18 pm.

Special Meeting called back to order by Hughes at 7:18 pm

- Roll call: Adam Krause present, Jason Hughes present, Glenn Gomery present, Carol Bowden absent, Lynda Ferguson absent.
- Commissioners reviewed the application documents and discussed the objections raised in public comments. Gomrey suggested that since objections were mostly that guests might trespass onto neighboring properties, the application could be tabled, requesting the applicant provide a survey or site plan showing property lines, and that property boundaries be marked.
- Motion by Gomrey, 2nd by Hughes to: Table the application, requesting that the applicant: Provide a survey or site plan showing the exact property boundaries along the south and north lot lines, and identify the property corners with visible markers.” Discussion: None further. Roll call vote: Hughes yes, Gomrey yes, Krause yes. Motion carried.
- Motion by Gomrey, 2nd by Krause to: Adjourn the Special Meeting. Discussion: None. All in Favor: Three Ayes, Zero Nays. Motion carried.

Special Meeting Adjourned at 7:51 pm

Approval Signatures: