



Agenda

Planning Commission Regular Meeting
Saturday, August 1, 2026 9:00 a.m.

- I.** Meeting Call to Order – Owens
- II.** Pledge of Allegiance -- Owens
- III.** Roll Call of Members Present – K. Brozovich
- IV.** Adoption of Agenda -- Owens
- V.** Adoption of the Minutes of last meeting -- Owens
- VI.** Declaration of Conflict of Interest
- VII.** Report of Township Board Representative to Planning Commission – T. Brozovich
- VIII.** Report of Planning Representative to the Zoning Board of Appeals – Buttermore
- IX.** Public Comment – Non-public hearing items
- X.** Planning Commission Member Comments and Input
- XI.** Public Hearing – Public comment after each item below
 - 1. Revised Section 2.02 – Definitions; refined wording for Clubs
 - 2. Revised Section 3.03 – Animals – expansion to enable maintenance of chickens
 - 3. Adding Section 3.23 Clubs
 - 4. Revised Section 4.12.2.16 Include “Clubs” as a permitted use in Commercial & Industrial District
- XII.** Old Business
 - 1. Data Center discussion – Moratorium and potential zoning updates
- XIII.** New Business
 - 1. Proposals to the board from Public Hearing items
- XIV.** Planning Commission Member Comments and Input
- XV.** Next meeting: October 27, 2026 7:00 p.m.
- XVI.** Adjournment



Meeting Minutes Draft

Planning Commission Regular Meeting

Tuesday, June 23, 2026, 7:00 pm

Present – 7

XVII. Meeting Call to Order – Owens

XVIII. Pledge of Allegiance – Owens

XIX. Roll Call of Members – K. Brozovich

1. Present – Allen, T. Brozovich, Buttermore, Nothstine, Owens, VanVynckt
2. Also Present - K. Brozovich

XX. Adoption of Agenda – Owens

- Motion to Adopt agenda by Allen, supported by Buttermore
- Motion carried

XXI. Declaration of Conflict of Interest - None

XXII. Adoption of the Minutes of last meeting – Owens

- Motion by T. Brozovich to Adopt minutes as written by T. Brozovich, supported by Allen
- Motion carried

XXIII. Public Comment

1. None

XXIV. Report of Township Board Representative to Planning Commission – T. Brozovich

1. 2026 Township Budget has been approved.
2. Larry Shoemaker, Trustee, is resigning as of 9/24/2026 after ~~75~~70 years of public service. A replacement is being sought.

XXV. Report of Planning Representative to the Zoning Board of Appeals – Buttermore

1. Meeting was held on 6/5/2026. A variance was approved to allow an offset for a proposed ~~driveway~~ garage that was needed to avoid power lines.

XXVI. Planning Commission Member Comments and Input

1. None

XXVII. Old Business

1. None

XXVIII. New Business

1. Reviewed topics (chicken and club ordinances) and schedule to prepare for August 1st Public Hearing

2. Discuss potential moratorium/zoning changes re Data Centers. Planning Commission will request approval by the Township board for a 9 month Police Power moratorium on Data Centers. The PC is requesting input from the township residents regarding concerns and ideas. The PC will be utilizing meeting minutes, Emails for those residents that have signed up for notifications and information in the township newsletter. A timeline and process for creating new ordinances will be forthcoming.

XXIX. 2026 meeting schedule:

1. The meeting dates for 2026 are as follows:
 - August 1, 2026 Public Hearing
 - October 27, 2026

XXX. Planning Commission Member Comments and Input

1. None

XXXI. Adjournment

1. Motion to Adjourn by T.Brozovich supported by Allen
 - Adjourned at 7:54 pm

Respectfully Submitted by:

Attested to:

Karan Brozovich, Secretary

Jim Owens, Chairperson

These minutes are not official until approved by the Blue Lake Township Planning Commission at the next scheduled meeting.

PROPOSED NEW ZONING LANGUAGE REGARDING “CLUBS”

CURRENT definition (Section 2.02) of “Club”:

Buildings and facilities owned or operated by corporation, association, person or persons, for social, educational, or recreational purposes.

PROPOSED definition (Section 2.02) of “Club”:

Buildings, land and facilities owned or operated by corporation, association, person or persons, for social, educational, or recreational purposes. Use of the Club is primarily restricted to members and their guests.

ADD Section 3.23 Clubs

Clubs are permitted in the Commercial & Industrial District only, subject to the following:

- (1) A minimum lot area of 2.5 acres.
- (2) A minimum front yard of 40 feet.
- (3) A minimum side and rear yards of 15 feet.
- (4) A minimum road front of 160 feet.
- (5) No person shall reside in or permit any person to reside in the premises.
- (6) When there is a need to provide a noise or safety or dust barrier or to screen more intense development from adjacent lot(s), a solid wall or fence shall be required. Such wall or fence shall be a minimum of six (6) feet in height. The Planning Commission and the Zoning Administrator shall approve the construction materials of the wall or fence.

ADD Section 4.12.2.16: Include “Clubs” as a permitted use in Commercial & Industrial District

Proposed Changes to Ordinance to enable maintenance of chickens

Section 3.03 - Animals

1. Keeping wild or vicious animals is not permitted in Blue Lake Township.
2. Except in the Agricultural district, animals or animal waste (with the exception of chickens and ducks kept for personal use), shall not be kept closer than seventy-five (75) feet from a neighboring residential structure.
3. In all districts, animals shall be managed so as not to be a nuisance, and must be managed in accordance with Generally Accepted Agricultural Management Practice Standards (GAAMPS).

	Minimum Lot Size to keep:		
Zoning District	<i>Poultry*, pigs, horses, and other livestock</i>	<i>Poultry* kept for personal use only</i>	<i>Roosters</i>
Conservation Resource	>15 acres	No minimum	>15 acres
Agricultural	>15 acres	No minimum	>15 acres
Rural Residential	>15 acres	No minimum	>15 acres
Residential	Not permitted	No minimum	Not permitted
Lakeshore Residential	Not permitted	No minimum	Not permitted
Commercial & Industrial	Not permitted	No minimum	Not permitted
Stream Corridor	Not permitted		

* Poultry includes ducks and female chickens

Emails from BLT property owners related to Public Hearing topics:

I tried every which way from Sunday to find the full text of the proposed revisions -- absolutely no luck.
Sooooo very frustrating!!

Okay, now to the point — my property (13940 Merrill Avenue) is immediately next door to some sweet folks who had chickens last year (their address is on Sunbury). I arrived early August to learn there had been many complaints about the rooster - which was quite loud and I was glad when the rooster found another home.

However, it really ticked me off that the township or the county or whoever made them get rid of the chickens!!!! Why, for goodness sakes?

- The chickens eat a lot of yard insects, including ticks.
- Any noise from the chickens is no louder than the noise of the wild turkeys which freely roam the area in large groups. I have seen clutches of 20 or more wild turkeys.
- There were less than 6 of them and they stayed close together when roaming.
- Though they were free ranging around the neighborhood, they stayed between Blue Lake Road and the woods. So, there was no danger of them causing traffic issues.
- They never attacked people.
- The owners took great care of the chickens, kept the pen clean, made sure the chickens were "home" every evening.
- The owners did not like the rooster crowing either and were quick to remove it (them) from their small flock.
- The owners are caring neighbors. They take care of their property. They are hardworking folks who care about their living space.
- Their children were learning wonderful responsibilities.
- The owners were willing to share any eggs with the neighbors.

My full-time address is in Columbus, Ohio. As it is the capital, it is a very busy city. I happen to live on one of the major thoroughfares which "offers" plenty of noise. My immediate neighbor here has four chickens. Our lots are much smaller than the Michigan lot. If my Ohio neighbor can have chickens in a capital city, why can't my Michigan neighbors have chickens?!?!?!?!?

I come to the Blue Lake area for peace. It seems to me people arguing over chickens is ridiculous.

Let them have their chickens, even up to a dozen ... no roosters ... let them free range roam.

As I am not able to be at the meeting, please read my comments as though I was in physical attendance and was able to present these thoughts in person. Thank you.

Annemarie Rasor
614-464-7795

From: Jim Owens <jgoconsulting@aol.com>
To: reidmaggie57@gmail.com <reidmaggie57@gmail.com>
Cc: Karan Brozovich <blplan@bluelaketwpkalkaska.gov>
Sent: Tuesday, July 21, 2026 at 08:29:12 AM EDT
Subject: Fw: [External]

From: Margaret Reid <reidmaggie57@gmail.com>
Sent: Friday, July 17, 2026 10:19 AM
To: Karan Brozovich <blplan@bluelaketwpkalkaska.gov>
Subject: [External]

Good morning, I am not sure I'll be able to attend the meeting on Aug1st & would like to know what changes are proposed in section 3.03 allowing chickens on lake property. Is this subject up for a vote or have changes already been made? Thank you, Maggie Reid

Hello Maggie

I'm the Chairman of Blue Lake Township's Planning Commission.

Thank you for your inquiry below regarding the proposed change to Section 3.03 (Animals) of our zoning ordinance.

You can find the proposed language at this link: [chicken-ordinance.pdf](#) I've also attached a copy to this email.

The purpose of the Public Hearing on 1 August is to review and discuss this proposed change (and others) with interested community members such as yourself. The change is NOT yet final. Following the Public Hearing, the Planning Commission will decide whether to recommend the proposed changes to the Township Board for their approval or disapproval.

If you'd like to discuss this further, please don't hesitate to reply or call me at the number below.
Thank you.

Jim Owens
937-304-3865

Phone call to Todd Brozovich:

Todd received a call from Patty Sumpter on 7/29/2026. She called to inform him that she was not in favor of chickens being allowed in residential areas. She had concerns with smell, noise, and cleanliness.

Data Center Discussion

Public Hearing 1 August 2026

1. Blue Lake Township (BLT) has NOT received any application, inquiry, or expression of interest for a data center
2. BLT Board approved 9-month moratorium on 8 July 2026
 - Temporarily halts permitting of new data facilities
 - Allows time to study impacts and update zoning laws, environmental safeguards, and utility regulations
3. Planning Commission resolves to protect residents and community by implementing safe standards and conditions before a land use application for Data Center is reviewed by BLT
4. Planning Commission (PC) will report progress on this matter as transparently as possible
 - Any related zoning change will be subject of future public hearing
 - PC meetings open to public – date, time, location posted on webpage
 - Next meeting is 27 October, 7pm
 - Contact Jim Owens, PC Chairman, at blplan@bluelaketwpkalkaska.gov

*****Notional schedule – dates are approximate*****

- ✓ 8 July 2026: Township Board approves 9-month moratorium
- 2) 16 November 2026: Initial draft DCZO complete
- 3) 1 December 2026: Review with legal counsel and Township Board
- 4) 15 January 2027: Final draft DCZO complete
- 5) 25 January 2027: Publish 30-day notice for PC Public Hearing
- 6) 6 March 2027: PC Public Hearing for new DCZO
- 7) 20 March 2027: Township Board approves new DCZO
- 8) 1 April 2027: New DCZO effective and published
- 9) 8 April 2027: Moratorium expires

Email from Township property owner:

From: Jim Owens <jgoconsulting@aol.com>

To: blplan@bluelaketwpcalkaska.gov <blplan@bluelaketwpcalkaska.gov>; Shawn Brozovich <shawn.brozovich@ymail.com>

Sent: Sunday, July 12, 2026 at 09:39:48 AM EDT

Subject: Re: Public Meeting Requests

Hello Shawn

Thank you for identifying your concerns below.

I will read your inputs into the record during our 1 August Planning Commission Public Hearing. I will also ensure that these concerns are agenda topics for the next Township Board Meeting on 8 August.

On Saturday, July 11, 2026 at 12:35:50 PM EDT, Shawn Brozovich <shawn.brozovich@ymail.com> wrote:

To: Blue Lake Township board members

I am writing to respectfully bring two important community matters to your attention, both of which require timely consideration and action to benefit our residents.

First, I would like to highlight a valuable opportunity to formally revert the name of our lake to its original, historical designation, Squaw Lake.

During a conversation, Todd F. indicated that he possesses the necessary governmental paperwork required to facilitate this name change.

Given Todd's departure, it is crucial that we secure and process these documents promptly to ensure this initiative can move forward without delay.

Could you please advise on the best way to retrieve this information and if there is any assistance we can provide in completing and submitting the required forms?

Secondly, I wish to address a significant safety concern regarding Squaw Lake Road. Currently, there are no posted speed limit signs along this stretch. Upon contacting the Road Commission, it was confirmed that, in the absence of specific signage, the default speed limit on Squaw Lake Road remains 55 mph.

This default speed poses an hazard, especially considering the residential character of the road and, critically, the complete absence of designated pedestrian walkways or shoulders.

Our community members, including children and individuals walking for recreation, frequently utilize this road, making the current 55 mph limit dangerous and a source of considerable worry for residents.

The Road Commission informed us that the establishment of a residential speed limit, such as 25 mph, falls under the purview of the township. We earnestly request that the township initiate the necessary process to formally reduce the speed limit on Squaw Lake Road to 25 mph to enhance pedestrian safety and create a more secure environment for everyone.

We appreciate your attention to these matters and look forward to your guidance on the appropriate next steps for both the lake name reversion and the critical speed limit reduction. Thank you!