Meeting Minutes Draft

Planning Commission Regular Meeting
Tuesday, October 27, 2026, 7:00 pm
Present – 9

I. Meeting Call to Order – Owens

II. Pledge of Allegiance – Owens

III. Roll Call of Members – K. Brozovich

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

IV. Adoption of Agenda – Owens

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

V. Declaration of Conflict of Interest - None

VI. Adoption of the Minutes of last meeting – Owens

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

VII. Public Comment

1. Moved the Starvation Lake General Store discussion up in the agenda so that the guests don't have to wait through unrelated discussions
2. Starvation Lake General Store zoning non-compliance
    - Background – The four (4) RV sites on south side of property render property non-compliant with existing zoning because "Recreation camp" is not a permitted use in Commercial/Industrial Zoning District. The current property owner has a pending purchase offer that requires resolution of this non-compliance.
    - Recommendation to resolve:
        - Step 1: Add "Recreation camp" as a special use in Commercial/Industrial Zoning District. Amend Section 4.12.3 Uses Subject to Special Use Permit
        - Step 2: Once added as a special use, the property owner can submit an appeal to the Zoning Board of Appeals (ZBA) to request variances for the dimensional requirements (waiving the 15-acre minimum down to 1 acre and adjusting the setbacks).
    - A motion was proposed by Owens to pursue an amendment to Section 4.12.3 (Uses Subject to Special Use Permit) to add "recreation camp" in the Commercial/Industrial zoning district. Supported by Allen

- Motion was approved unanimously.
- Changes will require review in a Public Hearing, County Review, publication in local paper and BLT board approval

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

1. The new ordinances for Clubs and Poultry were reviewed by the county, approved by the township board, and published in the local newspaper, making them officially effective. The official master document/book needs to be updated.

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

1. No new updates

X. Planning Commission Member Comments and Input

1. None

XI. Old Business

1. None

XII. New Business

1. Schedule 2027 Planning Commission meeting dates – proposed the following dates:
    - January 12, 2027 – Public Hearing, Tuesday 7PM
    - February 9, 2027 – Tuesday 7PM
    - March 9, 2027 – Tuesday 7PM
    - May 11, 2027 – Tuesday 7PM
    - June 15, 2027 – Tuesday 7PM
    - August 7, 2027 – Public Hearing, Saturday 9AM
    - October 12, 2027 – Tuesday 7PM
    - Motion to approve 2027 meeting dates by Allen, supported by Buttermore. Motion carried. Dates will be added to BLT calendar
2. PC member terms expiring January 2027: Rhonda Allen and Celeste Bond
    - Both members with expiring terms have decided not to extend their terms
    - PC will look for replacements. Notice will be placed in next BLT newsletter to try and find new members
3. Post the Data Center moratorium on website
    - K. Brozovich will post the moratorium on the BLT website
4. Review schedule and draft Data Center Zoning Ordinance (DCZO)
    - Proposed draft ordinance was reviewed. Ordinance was provided by the Michigan Township Association (MTA), modeled after best practices and legal reviews from other townships.

- Draft timeline and process was reviewed:
    - October 27, 2026 PC finalizes Data Center Zoning Ordinance (DCZO)
    - November 19, 2026 – Lawyer determines DCZO legally sufficient
    - November 20, 2026 – Publish 30 day notice for Public Hearing
    - January 12, 2027 – Conduct Public Hearing
    - February 20, 2027 – Kalkaska County review complete
    - March 3, 2027 – BLT board adopts new DCZO
    - April 1, 2027 – New DCZO published in local paper
    - April 9, 2027 – New DCZO effective (or 8 days after publication)
    - July 7, 2027 – Moratorium expires
- Reserve conference room for public meeting.
- Motion made to approve draft DCZO as presented by Buttermore, supported by Allen. Motion unanimously carried.

XIII. Set/Confirm Date of Next Planning Commission Meeting

1. Proposed January 12, 2027 for Public Hearing

XIV. Planning Commission Member Comments and Input

1. Nothstine proposed that in a future meeting the civil infractions and penalties for zoning violations should be reviewed. The PC noted the importance of ensuring penalties act as a true deterrent rather than just a "cost of doing business"

XV. Adjournment

1. Motion to Adjourn by Allen supported by Buttermore
    - Adjourned at 8:47PM

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.