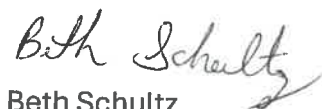




Planning Commission
Special Meeting
December 17, 2024 @ 7:00pm

1. Meeting called to order by Chair, Matt Koppel, at 7:00pm
2. Pledge of Allegiance recited
3. Eli Poulin- present, Sean Carey – present, Pete Kurzer – present, Matt Koppel – present, David Sill - absent, Jim Prince – absent, Cindy Rapes – absent. 3 members of the public attended via zoom.
4. Public Comments: None
5. Approve Agenda: Motion to amend the agenda to include voting on Chair of Planning Commission and accept amended agenda, made by Pete Kurzer, supported by Eli Poulin, discussion followed, motion carried.
6. Motion to approve Planning Commission minutes from 11/25/2024 meeting, as written, made by Sean Carey, supported by Pete Kurzer, discussion followed, motion carried.
7. A) Review of Ordinance # 121724-1 and discussion about content and changes to ordinance proceeded for about 1 hour and 20 minutes. Items to be amended: G 2. change General to Public or Private. G 2. change maximum gross floor area to maximum interior floor area. G 2. change 500 to 900 sq ft. G 2. change height from 12 ft to 20 ft. G 3. i) change 20 ft to 100 ft and change camping sites to resort sites. G 14 i) Remove paragraph and replace with refer to section 13.01 B of Shelby Township Zoning Ordinance. Pete Kurzer made a motion to accept the draft ordinance as amended per tonight's discussion, supported by Sean Carey, discussion followed. Roll call vote; Pete Kurzer – yes, Sean Carey – yes, Eli Poulin – yes, Matt Koppel – yes, Cindy Rapes – absent, David Sill – absent, Jim Prince – absent.
7. B) Pete Kurzer made a motion to elect Matt Koppel to another term as Chair of the Planning Commission, supported by Sean Carey, discussion followed. Roll call vote; Pete Kurzer – yes, Sean Carey – yes, Eli Poulin – yes, Matt Koppel – abstain due to conflict of interest. Motion carried.
8. Old Business:
9. Planning Commission Comments: Reminder Public Hearing on 01/04/2025 @ 10am.
10. Public Comments: None
11. Meeting adjourned at 9:21 pm by Matt Koppel.

Respectfully submitted by:


Beth Schultz,
Recording Secretary