



Planning Commission Minutes

May 06, 2025

7:00 pm

1. Planning Commission Meeting called to order by Chair, Matt Koppel at 7:00 pm
2. Pledge of Allegiance recited
3. Roll Call: David Sill – present, Cathy Anderson – present, Jim Prince – present, Sean Carey – present, Pete Kurzer – present, Matt Koppel – present, Eli Poulin – absent
4. No members of the public in attendance
5. Jim Prince made a motion to approve the agenda, supported by Cathy Anderson, discussion followed, all in favor, motion carried. 6 ayes, 0 nays
6. Jim Prince made a motion to approve the minutes as written from the 04/08/2025 Planning Commission Meeting, motion supported by David Sill, discussion followed, all in favor, motion carried. 6 ayes, 0 nays
7. New Business: None
8. Old Business:
  - A) Review of Zoning Map and Changes;
    - Question: Can residential be built in Commercial or Industrial zoning. Answer: McKenna Group: No it cannot.
    - Question: Does the zoning map need to match the existing land use map. Answer: McKenna Group, yes it does.
    - Question: Planning Commission would like the area West of Oceana Dr. and North of the Village to be Rural Mixed, can this happen? Answer: McKenna Group, if that is what you would like to see, we can make those changes.
    - Question: Does rural mixed-use zoning include Golf Courses? Answer: McKenna Group, it does not but we can change the definition of rural mixed to include a Golf Course or Country Club.
    - Discussion regarding the property surrounding Peterson's Cherry Plant and Oceana Airport, this was returned to Agricultural in 2018. Airport needs to be returned to Industrial; planning commission believes that Peterson's Cherry Plant can operate under agricultural zoning, but will look into this further.
9. Planning Commission Comments: Chair informed the planning commission that he would be recusing himself from the upcoming site plan review due to a conflict of interest, Matt also informed the Planning Commission that Brian Monton, the Township's Attorney, would be in attendance just in case they had any questions. Another member inquired if knowing the family was a conflict of interest, they were informed that knowing an individual is not a conflict of interest. Planning Commission asked when a tower is no longer in use, who makes the determination that the tower needs to come down? (Need to investigate further to get this answer.)



10. Public Comments: None

11. Meeting adjourned at 9:20 pm by Matt Koppel

Respectfully submitted by,

Bethany Schultz  
Recording Secretary