

ONOTA TOWNSHIP BOARD
MINUTES OF REGULAR MEETING
August 3rd 2026

I. CALL TO ORDER

The meeting was called to order at 7:00PM

Present:	Christopher Haydon, Supervisor	Jennifer Hough, Trustee
	Cheryl Lane, Treasurer	Brian Bresette, Trustee
	Pamela Simmons, Clerk	

II. AGENDA

A motion was made to accept the agenda as amended to add the dumpster roll off.

Motion: Cheryl Lane
Support: Brian Bresette
Motion carried. All Ayes

III. MINUTES

A motion was made to amend the minutes of July 6th 2026, to combine the public hearing minutes from July 6th 2026 to them.

Motion: Jennifer Hough
Support: Christopher Haydon
Motion carried. All Ayes

A motion was made to accept the minutes from August 1st, 2026.

Motion: Jennifer Hough
Support: Christopher Haydon
MOTION Carried: All Ayes

A motion was made to rescind the Election Committee minutes until the next Election Committee meeting in November.

Motion: Pamela Simmons
Support: Jennifer Hough
Motion Carried: All Ayes

REPORTS

A. Financial Report

The treasurer presented the bills for payment.

A motion was made to pay the monthly bills as presented:

- » \$12,010.39 for the general fund, checks 6881 to 6904
- » \$277.28 for the fire fund, checks 2346 to 2347
- » \$6,988.10 for the solid waste fund, check 1320

Motion: Brian Bresette
Support: Jennifer Hough
Motion carried. All Ayes

Roll Call Vote:
Cheryl Lane
Christopher Haydon
Jennifer Hough
Brian Bresette
Pamela Simmons

A motion was made to approve the monthly balance sheet and profit & loss statements for the general fund, fire fund, solid waste fund and tax fund as presented by the Deputy Clerk.

Motion: Brian Bresette
Support: Cheryl Lane
Motion carried. All Ayes

Roll call vote:
Cheryl Lane
Christopher Haydon
Jennifer Hough
Brian Bresette
Pamela Simmons

Gen: 773,147.02

Fire: 537,228.12

SW: 209,232.89

B. Assessor Report: None

C. Zoning Administrator Report: None

D. Fire Department Report: (copy)

There was one call to report a home on fire. They took part in the Au train parade this past weekend and will be bringing on two new members.

A motion was made to reimburse Patrick Carey (VFD Chief) \$70 for background checks that were gotten on the VFD.

Motion: Brian Bressette
Support: Jennifer Hough
Motion Carried: All Ayes

Roll Call: Cheryl Lane
Brian Bressette
Jennifer Hough
Christopher Haydon
Pamela Simmons

E. Planning Commission Report:

The pcm has been working on STR ordinance that will probably go into effect the first of the year after the hiring of the inspector.

F. Supervisor Report

The supervisor reported on the following:

*HE has been working on a contract with GFL.

* Dumpster roll off dates. September 18 & 19

* Announced that there will a Hawaiian Luau August 8th at the school from 1 to 5

IV. **CORRESPONDENCE:** None

V. **PUBLIC COMMENT:** opened: 7:20pm

The question was asked about having work done on Segan Road. Denise B asked when Sand River Road is getting paved? And has anyone investigated upgrades to the current firehall?

Matt Watkeys asked if dumpster on Peter White could be moved due to bears getting into it.

The lawyer for the Carmody's mentioned certain points in the Master Plan and reason for the rezoning. Char Macdonell asked if Shelter Bay was included in the rezoning or just old m28.

When was the last time rezoning was updated?

Sara Kimar stated it's 2026 and the rezoning needs to take place. Also mentioned that the chair from the pcom has been absent from 2 meetings.

Jason Copeman spoke on the Master Plan.

Ken Burt stated his daughter read a letter from him at the public hearing on 8-1-2026 and wanted it to make clear he is favor of the rezoning.

It was asked when the last time zoning took place.

UNFINISHED BUSINESS:

We will be working on creating the job description and pay for the STR inspector.

Roger Zappa explained what was going to take place before the Board votes on the rezoning of old m28 He stated he has not advised the Board on how to vote or has given his opinion.

He explained that the Board should consider Section 11.02(F)(1-6) of the Zoning Ordinance. The attorney also read from Section 201 of the Zoning Enabling Act, and explained that the Board could also consider those factors when deciding whether to amend the Zoning Ordinance, and should weigh input from the public received at the hearing held on Saturday, August 1, 2026. The Supervisor commented that he understands the arguments made by the public both supporting and opposing the rezoning.

The Board went over the factors listed in Section 11.02(F)(1-6) of the Zoning Ordinance, and by consensus found as follows:

FINDINGS:

1. If a rezoning request, is the area proposed to be rezoned an appropriate location for the proposed zone, and is the requested zoning change or amendment justified by reason of a change in conditions since the original ordinance was adopted or was there any error in judgment, procedure or administration which justifies the petitioned change;

A: The Board felt that there were no material changes to this Town Development District along Old Highway M-28 since this section of the Zoning Ordinance was adopted, and that there were no errors in judgment, procedure or administration justifying rezoning.
2. If the requested zoning change is consistent with the goals and policies of the Onota Township Community Master Plan;

A: The Board had a copy of the Master Plan at the meeting and spent time discussing Chapter 5 Housing, found on pages 14 through 18 of the 2024 Master Plan, and discussed other sections as well. The Board felt that granting the rezoning petition was not consistent with the Master Plan.
3. The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the petition;

A: After some discussion back and forth, the Board recognized that this would not be "spot zoning," but felt this factor did not support the rezoning petition.
4. The ability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition is approved;

A: There was some discussion regarding the type of services provided by the Township, the Health Department, and government agencies. The Board felt that government services would not be significantly affected regardless of whether the rezoning petition was granted or denied.
5. Are there any significant and negative environmental impacts which would potentially occur if the petitioned zoning change and resulting permitted structures were built, including but not limited to, surface water drainage problems, wastewater disposal problems, or the loss of locally valuable natural resources;

A: The Board commented that large motels and commercial developments are unlikely in the Town Development Zoning District, partly due to lot sizes, parking, setbacks, and approvals by the Health Department and other agencies. The Board felt erosion or other environmental impact would not be any worse from a vacation rental than a large single-family house. The consensus was that this factor did not support rezoning.

6. Effect of approval of the petition on adopted development policies of the Township and other governmental units.

A: The Township Board again discussed allowable principal and conditional uses in the Town Development District. The Board felt that this factor did not support rezoning.

After the board looked at all the information given to them and listened to comments/ concerns at the public hearing it has come to a unanimous decision not to rezone Old M-28.

The motion was made to accept the planning commission's recommendations to not rezone Old M-28.

Chery Lane- Aye
Christopher Haydon - Aye
Jenifer Hough- Aye
Pamela Simmons-Aye
Brian Bressette-abstain

A motion was made to move \$1200 from the contingency fund for the Deputy Supervisor salary.

Motion: Brian Bressette
Support: Jennifer Hough
Motion carried: All Ayes

Roll Call: Cheryl Lane
Brian Bressette
Christopher Haydon
Jennifer Hough
Pamela Simmons

A motion was made to appoint David Squier as Deputy Supervisor

Motion: Brian Bressette
Support: Jennifer Hough
Motion Carried: All Ayes

VI. NEW BUSINESS

A motion was made to pay the summer tax bills for a total of \$583.47 on the newly purchased property.

Motion: Cheryl Lane
Support: Brian Bressette
Motion Caried: All Ayes

Roll Call: Cheryl Lane
Brian Bressette
Christopher Haydon
Pamela Simmons
Jennifer Hough

Getting a mailbox for the Township tabled for now.

The supervisor announced his resignation effective 9/17/2026

VII. PUBLIC COMMENT: Gloria Rinne asked the Township to purchase a new sound system for meeting to be able to hear the board meetings better.

The question was asked when it would be possible for reconsideration on the rezoning decision. It was stated that in 2014 the Township took away their property rights.

Sara Kimar thanked the supervisor for his service to the Township.

VIII. BOARD CONCERNS: None

IX. ADJOURNMENT

A motion was made to adjourn the meeting at 8:38pm

Motion: Christopher Haydon
Support: Jennifer Hough
Motion carried.

Respectfully submitted: Pamela Simmons
Onota Township Clerk
Proposed: 8/4/2026
Approved: 9/8/2026

