

ONOTA TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 13, 2026

I. CALL TO ORDER

The regular meeting of the Planning Commission was called to order at 7pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Brian Mahoney, Fred Ivers, Vicki Ray, Michael Tarr, Erin Putvin

Absent: Brian Bresette

IV. ADOPTION OF AGENDA

A motion was made to adopt the agenda as presented.

Motion: Vicki Ray

Support: Brian Mahoney

Motion carried: 4-0

V. APPROVAL OF MINUTES

A motion was made to approve the minutes of the 9-15-2026 meeting as presented.

Motion: Vicki Ray

Support: Fred Ivers

Motion carried: 4-0

VI. PUBLIC COMMENT

- Sarah Kimar asked, "What warrants a special meeting." Mike Tarr will email her a response.

VII. REPORTS

- Zoning Administrator: Mark Maki

1. Zoning update:

Many awaiting the short term rental updates

Looks like an inspector has been hired so as i see it the process is

1. I determine proper zone- Town Development

2. Inspector makes short term rental inspection and sends to me

3. obtain a zoning permit after approval of rental inspection paperwork

Zoning permits

Jarrod Beibel- Resort- need update on site plan approval

7 permits-to date

No new ones- on hold until short term rental complete

Complaints

Received a complaint regarding dune alteration on 007-066-037-00

Arch Properties LLC/ c/o Steve Quinnell - on old m-28- vacant site
I plan to look at on 10-13-2026

4016-M-28 was for sale. Previous owner converted garage to dwelling
I will look at it and determine a course forward

Planning

Planning Commission meeting 10-13-2026 at 7 pm

ZBA appeal

I have received an appeal re: owner - occupied definition by Lisa Quest.
I am awaiting paperwork . Property owned by an LLC and owner
apparently lives elsewhere .Need paperwork to review entire issue

Mark Maki
Zoning Administrator
[1-906-446-333](tel:1-906-446-333)

- Township Board Representative: Brian Bresette (absent)

VIII. CORRESPONDENCE

- Kyle and Linda Cork voiced an objection to the denial of the Old M-28 rezoning. Their letter was read aloud.

IX. UNFINISHED BUSINESS

- The sample ordinance for data centers will be addressed in November
- The zoning ordinance amendment changes to Articles IX and X are completed.
- Brian Mahoney made a motion to forward the zoning ordinance amendments of Articles IX and X to the Township Board for review and acceptance. Vicki Ray supported the motion. Roll call vote. Motion passed 4-0
 - Brian Mahoney: Aye
 - Fred Ivers: Aye
 - Vicki Ray: Aye
 - Michael Tarr: Aye
 - Brian Bresette: absent
- Agenda item C: "Zoning Ordinance Updates" is tabled until November

X. NEW BUSINESS

- Mike Tarr drafted a letter on Short Term Rental (STR) registration implementation and read it aloud. Fred Ivers made a motion to accept the letter as written and forward the letter to the Township Board for review and acceptance. Brian Mahoney supported the motion. Motion carried 4-0

- The Planning Commission Bylaws were discussed. There was a version written in 2008 and another in 2012. Copies of the Bylaws will be reviewed and updated in November.
- There was discussion on the Public Comment agenda items involving proper practice and what kinds of commentary is appropriate for effective business. As the Bylaws are reviewed, language outlining meeting commentary will be developed.

XI. PUBLIC COMMENT

Comment was received from:

- Jarrod Biebel discussed his interpretation of the Critical Dune situation discussed during the ZA report.
- Sarah Kimar offered a thank you for running a professional meeting. Her intention is seeking fairness within the community. Sarah inquired about a discussion in the minutes written in February 2026 involving "Lodge." The minutes were reviewed and the discussion was a review of the ordinance. At the time, the Planning Commission was reviewing each ordinance line by line.

XII. ADJOURNMENT

A motion was made to adjourn the meeting at 7:46 pm

Motion: Brian Mahoney

Support: Fred Ivers

Motion carried: 4-0

Respectfully Submitted,

Erin Putvin

Planning Commission Recording Secretary