

ONOTA TOWNSHIP PLANNING COMMISSION

MINUTES OF REGULAR MEETING

November 11, 2025

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Brian Mahoney, Fred Ivers, Vicki Ray, Brian Bresette, Erin Putvin

Absent: Michael Tarr, Mark Fisher

IV. ADOPTION OF AGENDA

A motion was made to adopt the agenda as presented.

Motion: Brian Bresette

Support: Vicki Ray

Motion carried: 5-0

V. APPROVAL OF MINUTES

A motion was made to approve the minutes of the 10-14-25 meeting as presented.

Motion: Fred Ivers

Support: Vicki Ray

Motion carried: 5-0

VI. REPORTS

○ Zoning Administrator: Jason McCarthy (absent)

Attached

○ Township Board Representative: Brian Bresette

1. The township closed on the property purchase from Leo Maki
2. Halloween party was a big success

VII. PUBLIC COMMENT

Comment was received from:

- Jason Copeman read a letter from John Magas
- In response, Brian Mahoney reviewed the Zoning Administrator's proposed draft zoning document for Vacation Rentals/STR
- Char MacDonnell posed a question concerning the 1000 ft. parcel line to parcel line wordage in the proposed draft mentioned above.
- Jason Copeman expressed concern about the 1000ft parcel line to parcel line wordage in the proposed zoning draft.
- Jack Barnes expressed concerns about STRs consuming the old M-28 section of Town Development.

- Bill Carmody expressed concerns about a STR density issue in the old M-28 section of Town Development
- There was discussion about allowing a percentage of STR within Town Development. This percentage would have to apply to the entire TD section.
- It was agreed overall that the penalties for STR rental non-compliance be spelled out specifically.
- Nancy Bennett discussed questions about whether the township would choose to follow a conditional use process or a permitting process.
- The Planning Commission needs to develop recommendations for penalties, enforcement, and permitting.
- Barbara Andersen questioned why so many people on M-28 are concerned about STR rental issues and trespassing. She believes the area is very quiet and has experienced no trespassing. In response, there was a fruitful discussion on the history of Old M-28 and how it has been affected by vacationers and visitors. Certain properties have experienced excessive trespassing of visitors seeking beach access.
- Bill Carmody remarked that the Old M-28 residents are looking to not have an “attractive nuisance” and is requesting that the section discussed be zoned residential

VIII. UNFINISHED BUSINESS

- The Planning Commission is proposing a work session on the upcoming regulations, definitions, penalties, permitting, etc. on the STR zoning.

IX. COMMISSION CONCERNS:

- Vicki Ray requested that the draft minutes be published within eight days of each Planning Commission meeting.

X. ADJOURNMENT

A motion was made to adjourn the meeting at 7:48pm.

Motion: Brian Bresette

Support: Fred Iver

Motion carried: 5-0

Respectfully Submitted,

Erin Putvin

Planning Commission Secretary