

ONOTA TOWNSHIP PLANNING COMMISSION
MINUTES OF REGULAR MEETING
DECEMBER 9, 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, Jason McCarthy

Absent: Michael Tarr

IV. ADOPTION OF AGENDA

A motion was made to adopt the agenda as amended with addition of extra correspondence.

Motion: Brian Bresette

Support: Vicki Ray

Motion carried: 5-0

V. APPROVAL OF MINUTES

A motion was made to approve the minutes of the 11-11-25 meeting as amended for a typo on the date.

Motion: Vicki Ray

Support: Fred Ivers

Motion carried: 5-0

VI. REPORTS

A. Zoning Administrator: Jason McCarthy

Report attached.

B. Township Board Representative: Brian Bresette

- The township board passed a motion for the Planning Commission to schedule a work session at the convenience of the Planning Commission members. The board will post to the public.
- The Planning Commission will meet for the work session on Tuesday, January 6, 2026 at 6 pm
- Several letters from the public were received by the township. The board turned all letters over to the Planning Commission.

VII. CORRESPONDENCE

Petitions both for and against rezoning were received. Several letters from the public were received. The following submissions were received at the meeting:

- A letter from Barbara Anderson
- A letter from Teresa Cunningham
- Correspondence from Shelter Bay residents
- Correspondence between Jason McCarthy and Jarrod Biebel
- Correspondence between Jason McCarthy and Sarah Kimar

VIII. UNFINISHED BUSINESS

- A. At this point, the planning commission has received two petitions: One in support of rezoning Old M-28 to LS&R, the other protesting the rezoning. The petition supporting the rezoning has been filed correctly with the Zoning Administrator. The petition in opposition to the rezoning was received at the start of tonight's meeting. This petition has yet to be reviewed for proper protocol and accepted.
- B. Brian Bresette motioned to table the items involving short term rentals and rezoning until the end of the ordinance update is complete. Vicki Ray supported the motion.
 - Discussion:
 - Jason submitted an analysis entitled "Onota Township Zoning Map Assessment Request Old M-28 (Shelter Bay) from TD to LS&R" (summarized here) where he reviewed the current land use conditions, reviewed the Master Plan's Future Land Use Map (FLUM) which is based on what is currently on the ground.
 - The accepted petition aligns with the FLUM.
 - Jason McCarthy explained that there has been a petition properly submitted and accepted. In order to be in compliance with the Zoning Ordinance, once a petition has been accepted an agenda item may be tabled but is required to have a specific ending date declared/established. Jason continued to explain that there is a checks and balances system within the ordinances that property owners may pursue if they disagree with an outcome or decision made by the township.
 - Planning Commission members agreed on the date of Tuesday, April 14, 2026 for the tabling of the items.
 - Jason will contact the township attorney to see if there is a specific timeframe in which we must operate and will report back.
 - Returning to the motion: Brian Bresette motioned to table the items involving short term rentals and rezoning until the end of the ordinance update is complete with a specific date of April 14, 2025 for revisit. Vicki Ray supported the motion. Motion carried 5-0.

IX. PUBLIC COMMENT

Comment was received from:

- Char MacDonnell asked if TD is amended which parcels are involved. Response: Old M-28.
- There were questions about identifying all current operating rentals and plans for enforcement. Jason McCarthy felt that the township first needs to establish a good plan that addresses, identifies, defines, and regulates STR. Amendments can be developed over time.
- Nancy Barnes read a letter aloud that addressed the numbers on Old M-28. Summarizing: There are twenty-two houses on Old M-28. Of the twenty-two, fourteen are full-time homeowners. Also of the twenty-two, six do not live in Alger County. Of the fourteen residents, twelve signed the petition.
- Jason McCarthy further clarified that the petition only pertains to the Old M-28 section of Town Development. The short term rental issue involves all of Town

Development and some Timber Production, where STR is allowed. Jason went on to clarify that there IS a proper process and protocol to be considered a legitimate STR.

- Jack Barnes discussed the STRs operating in all of the districts and the lack of enforcement. He also clarified that five out of the twenty-two houses on Old M-28 are current STR.
- Jason McCarthy advised to make a good STR plan that addresses, defines, and regulates effectively. He advised against percentage permitting.
- Jason McCarthy added that amendments can be developed to all ordinances over time to adapt to align with the changes that occur over time

X. COMMISSION CONCERNS

- Brian Bresette moved that the Planning Commission meet every second Tuesday in 2026. Fred Ivers supported the motion. Motion carried 5-0

XI. ADJOURNMENT

A motion was made to adjourn the meeting at 8:07pm.

Motion: Brian Bresette

Support: Fred Ivers

Motion carried: 5-0

Respectfully Submitted,
Erin Putvin
Planning Commission Secretary