

# MANSFIELD TOWNSHIP PLANNING COMMISSION



## **AGENDA**

**Wednesday, September 24, 2025, at 6:00 pm    Mansfield Township Hall**

1. Call to order/Pledge to Flag: Meeting started at 6:00 PM.
2. Roll Call  
**Roll Call:**
  - ☒ John Gilner
  - ☒ Jeff Tushoski
  - ☒ Mike Carey
  - ☐ George McCumber - Absent
  - ☒ Russell Bauwens

Pam Minerick was also present
3. Approval of Minutes from Previous Meeting
  - Motion to approve Minutes - 1st: John
  - 2<sup>nd</sup>: Mike
  - Motion Passed
4. Approval of Agenda
  - Motion to approve Agenda – 1st: Mike
  - 2<sup>nd</sup>: John
  - Motion Passed
5. **Agenda Item #1-Open Public Hearing.**    *Note Time: 6:02 PM*  
Discuss numerous proposed changes to the current Zoning Ordinance.
  - No changes discussed.
6. Zoning Administrator's Report regarding public hearing: (Notice in paper, registered letters sent, comments received)
  - Pam Minerick Provided dates for required steps toward adoption of Amendments.
    - Ad went in the paper on 9/3/2025
    - Notice posted at the hall 8/25/2025
    - Notice posted in Website 08/23/2025

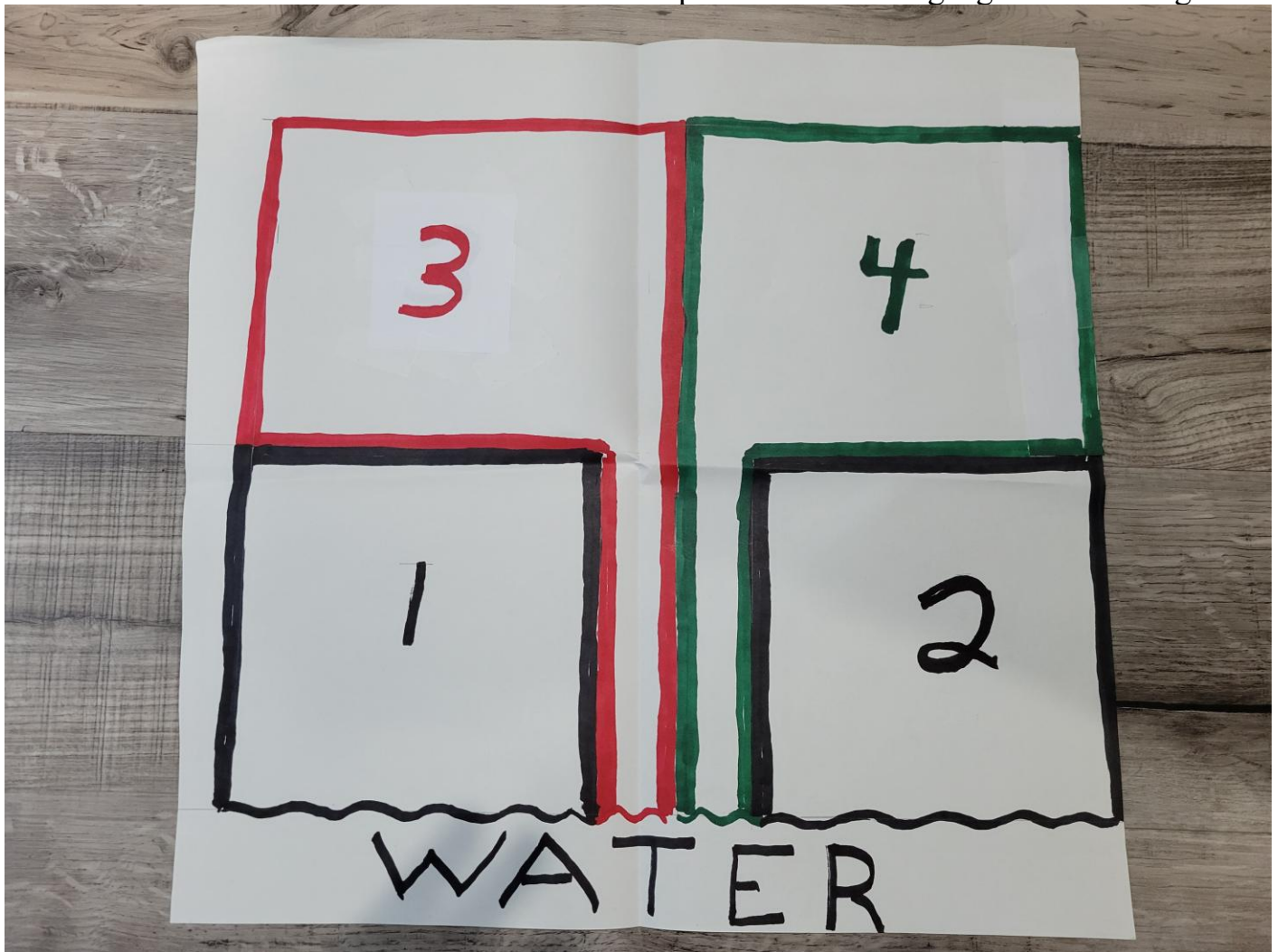
- Sent 4 registered letters to surrounding municipalities on 08/29/2025
- Pam said she did not receive any letters directly. However, Russ said that he received multiple letters. The Planning Commission members were copied on many of the letters. All the letters from residence were in support of amendment #1 specifically requesting the board to adopt the new language for the 300 Foot requirement on the lake and 300 feet requirement at the 100-foot setback. Many of the letters provided reasons to adopt the Intent of the L1 district and to follow the Township's Master Plan.
- We received multiple letters from the following folks.
  - Mark Godwin and Kristen White – Emailed and Sent
  - Bill Fleming – Emailed and provided to Russ at the meeting.
  - Lynn Fleming – Emailed and provided to Russ at the meeting.
  - Jim Kaltinger – I believe he sent his in the mail. I don't have a copy.
  - Lauri Netzow – Emailed and hard copy provided at the meeting.
  - Charlotte Hosking – Charlotte's daughters were present at the meeting and said that their mother also sent a letter. Apparently was sent to the 964 Way Dam Rd. address.

These letters are attached to the minutes.

## 7. Public Comments regarding Zoning Ordinance Proposed Changes – 3 Minutes per Person

- **There were 14 people in attendance with several addressing the Planning Commission.**
  - Lynn Fleming said that she wants us to vote in favor of the zoning amendment #1 to keep the low density of the lake to help keep the Eurasian milfoil to a minimum which has been getting worse in Lake Ellen. She read from the current zoning ordinance of the Intent of the L1 zoning. "Intent: of L-1 District: This district is to preserve the scenic character of the designated lakes and its bordering lands, the natural quality of the water itself while providing controlled recreational opportunities and low-density residential use."
  - Bill Fleming presented a potential layout of property ownership that could divide his own property in such a way that would provide access to the lake from properties behind the lake front property. His description was an example of dividing his own property could be done still sticking to the 300 Foot setback but allowing access to the lake for the next generation of ownership of his property. His drawing is shown below: Bill also pointed out that the zoning ordinance shows that the measurement of the lot states it

“maybe” measured at the lake shore but has to be at the 300-foot setback. He asked to adopt zoning amendment #1 language to avoid future potential issues and lawsuits to the township if the current language was challenged.



- Cheryl Lyons – With 3<sup>rd</sup> or 4<sup>th</sup> generation of owners that own large pieces of property on the lake, they could divide their land in such a way to change the density of lake based on the current language. She asks that we adopt the amendment #1.
- Cliff Smith – Supports the language in amendment #1.
- Jim Kaltinger – Sent a letter to explain his support of the #1 amendment. The current zoning language has provided the opportunity to have odd shaped lots with minimal lake frontage.
- Steve Larson – He is a 3<sup>rd</sup> generation owner who has come to the lake for 65 years and has seen many changes. There are many owners on the lake who have large parcels and doesn't want to see large properties split up to provide higher density on the lake. He supports the #1 amendment.
- Debbie Campbell – Supports the #1 Amendment.
- Linda Smith – Supports the #1 Amendment.

- Pam asked the residents if anyone would like to discuss any of the other proposed changes to the Zoning Ordinance and everyone said no. They were only concerned regarding Change #1. Changes #2-#20 were not contested.

8. Board Discussion Only

- No board discussion. No other comments.

9. **Vote:** Approval or Denial of recommended proposed changes, **including basis of decisions:**      **Yea \_\_4\_\_    Nay \_\_0\_\_ George McCumber was absent.**

- No changes were made to the Zoning Ordinances that were approved at the 08/20/2025 Special Planning Meeting. The vote was to forward these changes to the Township Board for approval at their November 19<sup>th</sup> meeting.
- Russ made a motion to approve the amended zoning changes. John 2<sup>nd</sup>. Motion Passed. Roll Call Vote is below:

**\_Yea\_ John Gilner**

**\_Yea\_ Jeff Tushoski**

- Jeff voted Yes for the following reason along with all the letters and comments made at the meeting.

Sticking to the Master Plan where the last survey indicated the following:

- 95% of the residents want to protect natural areas such as: Lakes, Rivers, streams and wetlands.
- 87% indicated they wanted to maintain zoning ordinances protecting water quality and scenic views
- 84% actively protect our natural resources from invasive species.
- 92% want large open undeveloped areas are needed for quiet, solitude, outdoor lifestyles and to encourage future generations to learn and enjoy skills like: hunting, fishing, boating and snow activities

**\_Yea\_ Mike Carey**

**\_\_\_ George McCumber - Absent**

**\_Yea\_ Russell Bauwens**

- Russ voted Yes, to approve based on the comments and letters that were provide at the meeting.

10. **Close Public Hearing.    *Note time:* \_\_6:24\_\_**

11. This recommendation of proposed changes will be sent to Iron County Board for 30 days, then to Mansfield Township Board for their final decision.

12. Adjourn Meeting.  
Mike motioned to adjourn John 2<sup>nd</sup>.    Motion Passed

Public Attendees:

ning Commission Meeting - 09-24-2025

Public Meeting Amendment #8 - Zoning Ordinance Changes Public Meeting

[illegible]