

Call to Order - Pledge of Allegiance – Invocation

Meeting started at 4:00

Roll Call

☒_x_ John Gilner
☒_x_ Jeff Tushoski
☒_x_ Mike Carey - Arrived At: 4:10
☒_x_ George McCumber
☒_x_ Russell Bauwens
☐___ Pam Minerick - Absent

Approve Minutes of the 11/19/2025 meeting

John motioned to approve the minutes from last meeting.

Seconded: Jeff

All Yay – Motioned Carried

Agenda Approval

George motioned to approve the agenda.

Seconded: John

All Yay – Motioned Carried

Planning Commission Board Election of Officers

Elect Secretary and Chairman for new year

Jeff nominated Russ for Chairman and George Seconded

- Russ elected again as Chairman

Russ nominated Jeff for Secretary and John Seconded

- Jeff elected for secretary

Zoning Report – Russ

- Russ presented the zoning report from Pam.
- New zoning book with Amendment #8 has been published.
- Had some discussion on the building sites that didn't have BP# (Building Permit #) yet. Appears that some building permits have not been found or the report just hasn't been completed with the BP#. Needed clarification from Pam Minerick.

Upcoming Projects

Discussion of frontage for lakes and streams in township

- We discussed the requirement that George Minerick brought up at the November 19th board meeting. He asked us to review the new zoning placed on L1 and RR during that meeting and to put something like that in place for all waterfront properties.
- The discussion was focused around reviewing all zoning around all water in the township.

- We discussed that it appears, based on the zoning maps, that all the properties surrounding the water are zoned as A20, A40, MUF, RR. With that in mind, those are already large tracks of land based on the zoning.
- Russ needs clarification on how land splits are accomplished which is a concern of the larger properties if we change the zoning requirements for waterfront in the A20, A40 and MUF.
- Russ will contact George Minerick to have him clarify what he was wanting to have changed.

Continue discussion on Chapters 3/4 of the Master Plan

- Had a discussion about implementing a Greenbelt on lakes and streams to protect the water. We added this to the Lakes and Streams section of the Master Plan.
 - Made some changes to the Master Plan in the area of Lakes and Stream and the Beatification section as follows:
 - **Strategy:** Provide a recycling program and large dumpster/garbage cleanup twice a year.
 - **Strategy:** Cooperate with Iron County in the development of a hazardous waste collection site within the township.
 - The issue was brought up again on having an ordinance to control VRBO's in the area. John mentioned this could be a source of income for the Township. Therefore, we added this to the Economic Development section as follows:
 - **Objective:** Develop an ordinance for VRBO's and alternative energy and storage for that energy.
- John mentioned that without an ordinance we could be missing out on some additional revenue for the township. Russ reiterated that it is difficult to enforce such an ordinance.
 - The entire planning commission agreed that if we don't have an ordinance for alternative energy, the state will control this. We could lose out on some additional revenue if we have an ordinance in place first. Therefore, we added this to the Master Plan along with the VRBO ordinance as an Objective.

Discussion of future goals of Commission

- Finish the Master Plan
- Continue to review ordinances especially around waterfront properties.

Board Privilege

None

Set Date for next Planning Commission Meeting

- April 7th was set in previous meeting.

Meeting Adjournment

John made a motion to adjourn the meeting – George Seconded

All Yay – Motioned Carried

Meeting adjourned at 6:03Pm