

DRAFT

Arvon Township Planning Commission Quarterly Meeting Minutes Thursday, April 23, 2026 at 6 PM

Call to Order: 6:00 PM

Roll Call:

- ✓ Nancy Strohschein (Chair)
- ✓ Bob Janda (Township Board Rep)
- ✓ Jay Loman (Zoning Board of Appeals Chair)
- ✓ Donna Preston
- ✓ John Salisbury
- Joe Bollech – Absent with notice

Recognition of visitors:

- Bette Gabe
- Whitey Soli
- Jim Janik
- Pat Janik
- Kathy Salisbury

Pledge of Allegiance: Done

Comments on agenda: None

Approval of agenda: Motion: Bob, Second: John. All yes. Approved.

Approval of minutes from January 2025 meeting: Motion: Bob, Second: Donna. All yes. Approved

Public comments:

1. Bette Gabe asked for clarification on the draft minutes from the January 2026 meeting regarding campers. In the Old Business, Planning Commission Concerns section, there was discussion about a family living in a camper on Park Rd, apparently without proper sanitation, throughout the year. Then in the Old Business for tracking approved Zoning Ordinance (ZO) changes, we have listed approval for campers to be used for occasional, recreational use in all residential areas. Bette questioned if there was a discrepancy between these 2 items. Nancy explained that the ZO change was strictly to clarify that it is OK for a camper to be used for occasional, recreational use when it is on property where there is already a primary dwelling.
2. Pat Janik brought a large cardboard sign that was placed at the entrance of Vicks Rd, which is a private road off of Pointe Abbaye Rd. The sign was not professionally made, and stated that Vicks Rd is access to Four Winds Condos. The PC expressed their disappointment at whoever made and placed the sign.

Chairman Comments:

1. Reminder to PC members and public that this is a meeting to conduct business as a board
2. Email from Florida real estate company – Nancy stated that she and Jay Fish received an email from a real estate company in Florida inquiring about Arvon’s requirements to allow short term rentals (STRs). Nancy replied to the email with a link to our current ZO, which stated the process that was approved in 2024. The PC had discussion about the impact of removing our STR section in the ZO as has been directed by the Township Supervisor and Board.

3. State of Michigan legislation: Nancy reviewed 2 current matters being considered in our State legislature.
 - a. Short Term Rentals (require registration, proof of safety). If mandated at the State level, this would override any standards we have in our ZO. Nancy will bring this topic up at the next Township Board meeting for input.
 - b. Zoning (reduce lot size, reduce home size under certain conditions). Most of the details of this proposal will not impact Arvon since it is geared toward making homes more affordable in areas where there are municipal water and sewer services available.
4. Reminder on Meeting Minutes: Nancy is acting as both chair and secretary, and needs additional time during the meeting to record minutes based on the Michigan Compiled Law (MCL) for Records Management and operational decisions by the Township.
 - a. Draft minutes of Planning Commission meetings need to be available within a week of the meeting.
 - b. Draft minutes are posted on the Arvon Township website for easy access by community members.
 - c. Although the MCL does not require a specific format, draft meeting minutes will be typed, not hand written.
 - d. Therefore, we will take additional time at the meeting for Nancy to type meeting minutes real-time, during the meeting.
 - e. These minutes will be distributed to PC members for review within a week of the meeting.
 - f. Draft minutes will be posted on the Arvon Township website by Nancy within a week of the meeting.
5. Notes from recent Board Meetings. No update was given due to the length of the agenda.
6. PC Member terms:
 - a. Joe Bollech – 1 Year, expires June 2026
 - b. Bob Janda – per term on township board
 - c. Jay Loman – 10/2024, 3 years, expires 10/2027
 - d. Donna Preston – 10/03/2025, 3 years, expires /10/03/2028
 - e. John Salsbury – October 2024, 3 years, expires October 2027
 - f. Nancy Strohschein – August 2024, 3 years, expires August 2027

Old Business:

1. Planning commission comments/concerns:
 - o Donna requested that we get an update from the Recreation Committee on what was done and what plans there are for this year. The Recreation Plan should be updated with this information.
2. Bob Janda: Report from Township Board Rep - None
3. Jay Loman: Report from Zoning Board of Appeals (ZBA). There is one item that may have to be addressed by the ZBA. However, Jay stated that he has not yet received an official request from the property owners.
4. Buddy Sweeney: Report from Zoning Administrator. New Zoning Permits since the last report
 - o A26-002: Phil Case Lower Skanee Rd. Sauna.
 - o Carol Stingel is getting things ready to build something on Nelson Rd. No permits yet.

New Business:

1. Edits to Zoning Ordinance. Each of the below changes was discussed and previous comments and/or decisions reviewed. Changes were made directly into a copy of the Word document for 2026 updates as the discussion was concluded. The edited sections will be sent to all PC members along with the minutes from this meeting for their review. In addition to the 8 changes below, we discussed the option of removing the definition of blight from the definition article. The PC decided we would leave the definition in.
 - Change 1: Use of campers on property for occasional use
 - Change 2: Minimum acreage for Forest Resource. Should be 10, not 40
 - Change 3: Amend section 404 with definition of "high water mark"
 - Change 4: Page 38 "Section 602" typo
 - Change 5: Edit water setback regulations, in conjunction with high water mark.
 - Change 6: Revise section on fences, to include comments from Buddy Sweeny on height and placement.
 - Change 7: Remove section on Short Term Rentals, as requested by the Township Board after review by township attorney.
 - Change 8: Revise/Strengthen section on civil infractions after consultation with township attorney
2. Determine schedule to update the Zoning Ordinance with the approved changes. Nancy will draft a schedule and send it out to the PC for review. It will contain the required steps for a public hearing, publication in the paper, and posting on the website for review.

Topics for Next Meeting:

1. Dependent on schedule for ZO update

Upcoming meetings:

- July 23, 2026

Adjourn: 8:40 PM