Arvon Township Planning Commission Work Session Minutes
Thursday, August 13, 2026, at 6:00 PM

Call to Order: 6:00 PM
Roll Call – All present

- ✓ Nancy Strohschein (Chair)
- ✓ Bob Janda (Board Rep)
- ✓ Jay Loman (Zoning Board of Appeals Chair)
- ✓ Donna Preston
- ✓ John Salisbury

Pledge of Allegiance: Done
Introductions/Guests:

- Bette Gabe
- Anne Koski
- Mike Roberts

Approval of Agenda: Motion: Jay, Second: John, All in favor, Approved.
Approval of minutes of July 23, 2026, Quarterly Meeting: Motion: Donna, Second: Jay, All in favor, Approved.

Agenda:

I. Chairman comments
   A. Reminder that this is a Planning Commission meeting, in which we will invite public input at specific times.
   B. Draft meeting minutes will be posted on the township website within a week of this meeting.
   C. Follow-up discussion on geodesic domes. – Nancy quickly reviewed the Special Use Permit from May 2025 where we approved a geodesic dome to be built on each of two parcels on Liimatainen Road. We need to decide if we will move the structure type of geodesic dome into the approved structure types for all districts or leave them as needing approval for requests. Nancy pointed out that we stated in the July 23, 2026, Quarterly Meeting that yurts should be considered the same as geodesic domes for setbacks, which may mean we need to consider yurts as well as geodesic domes as allowed structures.

II. Zoning Ordinance (ZO) Update
   A. Short-Term Rentals (STRs)
      - Review research – PC members discussed the STR research document provided. Comments were made on what other townships are doing, and how we could operationalize the guidelines in the ZO once approved. The topic of enforcement was discussed. Nancy pointed out that if the State bill becomes law, enforcement would be handled by the State and not by the township.

- Review current verbiage – Section 1220 of the current Zoning Ordinance (ZO) was reviewed.
- Understand direction from the Township Board – The board will look for the PC to present a recommendation to them prior to the September 14, 2026 regular meeting. The board will act on the recommendation, whether accepting as written or making changes.
- Review on-line Arvon STRs advertised on Airbnb – In the meeting, Nancy accessed Airbnb and looked for STRs in Skanee and surrounding areas. The PC and guests noted that there are more listed than they expected to see. It's difficult to know which ones are in Arvon vs other townships without recognizing the rental or knowing the address. It was noted that campers for rent are also listed in Airbnb. We did not look at Vrbo. Nancy showed the website of a company that digs through on-line hosting platforms to find STRs for municipalities. This would be helpful to Arvon but is most likely quite expensive.
- Suggest changes to ordinance for presentation to Township Board
    a) Fire inspection company – Nancy found that there are fire inspection companies who could probably be hired to do STR inspections. There is one in Marquette. However, we believe it's best to keep the inspection process local to keep the cost down. If Arvon's Fire Department cannot do the inspections, maybe a neighboring township or village can.

    b) Person to manage/keep records – The current ZO states that our Zoning Administrator (ZA) would be the one tracking STRs and making sure they have a valid application. The PC believes this should be done by an employee of the Township and not the ZA. Our proposal will include this suggestion.

    c) Software to find STRs – Nancy will get a quote on using software from a company to find Arvon's STRs.

    d) Campers – We believe that campers being rented should also be required to have a fire and well/septic inspection.

    e) The amount of the fee for application was discussed. The PC believes we should have the fee cover all, or most, of the cost of doing the inspection and maintaining the records. Our suggestion is that original application fee is $200 for the first STR on a property, and $50 for each additional at the same address. The renewal after 5 years would be $50. There was discussion about not requiring the fee for non-profit organizations such as the Aura Community Hall rental. Fees will be included in the Fee Schedule which should be approved annually by the board.

    f) Local contact – We recommend that there be a local contact for each STR to make sure guests and others can always have access to a responsible person.

g) Parking – We recommend that adequate off-street parking be required.

h) Several other suggestions were made to update the section. Nancy will draft the revised section and email it to PC members for review before the September 14 board meeting.

B. Discussion on Data Centers and how we will incorporate information into our ZO

- Research assignments and known information - Jay and Donna did some research that will help us make a good decision on what to include in this round of the ZO update. All members agree that we should include a 1-year moratorium on data center approvals in the ZO. We need to determine if it can be 1 year, or if it must be shorter. Jay and Nancy will use MTA resources to determine the best way to write this item.
- Discussion on inclusion in this version of the ZO – The PC recommends that we include a moratorium in the ZO. We do not wish to delay the 2026 approval of the ZO by doing deep research on this topic.
- Plan for report to Township Board at the September 14 meeting – Our recommendation will be presented to the board at the September meeting.

C. Other topics for ZO update – No other topics were suggested for this round of ZO updates.

III. Next meetings

A. Township Board Meeting: Monday, September 14 at 6 PM

B. 2026 quarterly meetings

- Thursday, October 22

IV. Adjourn: 7:30 PM