DRAFT

Arvon Township Planning Commission Quarterly Meeting Minutes
Thursday, October 29, 2026 at 6 PM

Call to Order:
Roll Call:

- ✓ Nancy Strohschein (Chair)
- ✓ Bob Janda (Township Board Rep)
- Jay Loman – Absent with Notice
- ✓ Donna Preston
- ✓ John Salisbury

Recognition of visitors: Whitey Soli, Bette Gabe
Pledge of Allegiance: Done
Comments on agenda: None
Approval of agenda: Motion Bob, Second John. All in favor, approved.
Approval of minutes

August 13, 2026: Motion Bob, Second Donna. All in favor, approved
September 29, 2026: Motion John, Second Bob. All in favor, approved

Public comments: Bette Gabe asked if we are aware of the Roland Lake mining possibility. Nancy commented that we have not been involved to this point.

Chairman Comments:

1. Reminder to PC members and public that this is a meeting to conduct business as a board
2. Meeting Minutes – Draft will be posted on website within one week of meeting.
3. Notes from recent Board Meetings (October 2026). Nancy reviewed her talking points from the October 5, 2026 meeting.
4. PC Member terms. Note how many terms expire next year.
    a. Bob Janda – per term on township board
    b. Jay Loman – 10/2024, 3 years, expires 10/2027
    c. Donna Preston – 10/03/2025, 3 years, expires 10/03/2028
    d. John Salsbury – October 2024, 3 years, expires 10/2027
    e. Nancy Strohschein – August 2024, 3 years, expires 8/2027

Old Business:

1. Planning Commission (PC) comments/concerns - None
2. Bob Janda: Report from Township Board Rep - None
3. Jay Loman: Report from Zoning Board of Appeals. Meeting with Marcottes for Finns will be scheduled after November 8.
4. Buddy Sweeney: Report from Zoning Administrator. No report received.
5. Jim Fedie: Report of land split requests. No land split requests recently received. He had an inquiry from Rodrigo Oyarzun on Liimatainen Rd but nothing specific has been requested.

New Business:

1. Short Term Rentals
   A. Presentation of our suggested verbiage to the board in October and board direction given: No decision was provided by the board. The PC members discussed how to assist the board in making a decision on how we should proceed.
   B. Information from MSU Extension webinar and discussion with township attorney: Nancy gave a summary of what was presented in these two events. A written summary of the conversation with the attorney was provided to the PC by Nancy and will be given to the board at the November meeting. Both sources stated that it's a problem to have verbiage in the ZO that is not being enforced.
   C. Reasons for implementing STR ordinance: Both the MSU webinar and the attorney discussion emphasized the importance of first deciding what problem(s) are being addressed by the ordinance.
   D. Discuss how to balance STR pause with ZO update: The PC members believe we need to provide wording for the STR section that is acceptable to the board.
   E. Community input: Both community members present stated they do support a STR ordinance, especially to require a local contact and to have some control of the property when being rented.
   F. Determine how to help board make a decision.
      A. Donna Preston asked if the hold-up on approval is mostly about the fee and hiring a person to administer the STR process. There is no current employee who can take on a new duty. Discussion on the approach to leave the section just like it is now, knowing that it is not being enforced so we can get the other 8 changes made.
      B. Bob Janda asked if we could do a similar approach as we did with the Data Center moratorium; update it later once we know what should be done. Nancy will get the attorney's opinion on this approach.
      C. Nancy will ask the board at the November 2, 2026 meeting how we can assist so they are comfortable making a decision they can support.

2. Data Centers and Cryptocurrency Mining
   A. Based on information from the attorney, it is not likely that Arvon Township will be a target for a data center.
   B. Our moratorium will be in effect November 1, 2026 for one year
   C. Conversation with attorney: Stated the moratorium the board passed is appropriate and he saw no changes needed.
   D. Plan for developing an actual ordinance in the one-year moratorium: Nancy stated that the Northern Michigan Alliance for Responsible Development (NMARD) is trying to encourage all Baraga County municipalities to work together on an ordinance.
   E. Dr. Eileen Schweikert, NMARD, is willing to attend the December board meeting to present the group's findings on data centers.

3. Completed Edits to Zoning Ordinance (ZO)
   A. Until we have an answer from the board on Short-Term Rentals, we cannot plan the next steps in finalizing the Zoning Ordinance changes.
   B. Typing and compiling the changes will take many hours to do and many hours by PC to review and approve. There was discussion on how to lighten the load on the person having to finalize the Word documents for each section of the ZO.
   C. The approved changes are:
      1) Change 1: Use of campers on property for occasional use
      2) Change 2: Minimum acreage for Forest Resource. Should be 10, not 40
      3) Change 3: Amend section 404 with definition of "high water mark"
      4) Change 4: Page 38 "Section 602" typo
      5) Change 5: Edit water setback regulations, in conjunction with high water mark.
      6) Change 6: Revise section on fences, to include comments from Buddy Sweeny on height and placement.
      7) PENDING: Change 7: Revise or eliminate section on Short Term Rentals, as requested by the Township Board.
      8) Change 8: Revise/Strengthen section on civil infractions after consultation with township attorney

Topics for Next Meeting:
Dependent on board decisions on STRs and plan for ZO changes.

Planning Commission Member Availability:
- John Salisbury will be available in January and February, 2027
- Donna Preston will be gone from November 15, 2026 until mid-April 2027
- Bob Janda will be gone in April
- Nany Strohschein has no plans to be away this winter.

Upcoming meetings:
1. Quarterly meetings in 2027 will be on the third Thursday of January, July and October at 6 PM. The April meeting will be moved one week later.
   A. January 21, 2027
   B. April 22, 2027
   C. July 15, 2027
   D. October 21, 2027

Adjourn: 7:10 PM