

Kearney Township Planning Commission  
4820 Aero Park Drive, Bellaire, MI 49615  
Minutes  
August 19, 2024 Regular Meeting

Meeting called to order at 7:00 p.m.

Roll Call: Steve Alger, Kevin Giar, Dick Jacques, Cal Rix. Absent: Tim Murray.

Conflict of Interest: None.

Motion by Rix, supported by Giar, to approve agenda, as amended by deleting item B. Short Term Rentals, under Old Business, carried.

Motion by Rix, supported by Alger, to approve the July 15, 2024 regular meeting minutes, as presented, carried.

Correspondence: None

Public Comment: None.

Public Hearing, on Updated Master Plan, opened at 7:03 p.m.:

- Eric Sturdy's Questions/Comments: What is the goal of the Master Plan? The goals, strategies and implementation information is vague; there is a definite need for affordable single family residential housing and no specific area designated for development of same. Also inquired about the Future Land Use map (included as Appendix E), with respect to the R-1 district(s).

Public Hearing closed at 7:10 p.m.

Motion by Alger, supported by Rix, to approve and forward the May 17, 2024 draft Master Plan with clarifications and recommend adoption by the Kearney Township Board, carried.

Reports:

- Township Official: Ordinance Violation form approved by Township Board.
- Zoning Administrator: Approved two permits.
- Zoning Board of Appeals: No report.

Old Business:

- A. Denise Cline reviewed the latest draft of Article 4 of the Draft Zoning Ordinance and two of the three maps she updated. Also discussed height restrictions and proposed a table with restrictions pertinent to the airport approach. Planning commission members need to review tables in Article 4 to ensure they are correct.
- B. Short term rentals: deleted.
- C. Commercial Event Facility: discussed Board actions from prior meeting and recommended checklists to accompany future applications.
- D. Renewable Energy: new law takes effect in November. Township has options to do

nothing, prepare a compatible Ordinance, or draft a workable Ordinance. The communities that Cline is working with are doing the workable option.

New Business: A. Jacques will provide some sample checklists. Denise Cline also offered to provide some checklists and findings of fact for the Board's review.

Public Comment: Eric Sturdy pointed out that letters E, F and G on page 13 of the Master Plan need to be revised.

Motion by Rix, supported by Giar, to adjourn meeting at 9:12 p.m., carried.

Respectfully submitted by:

Michelle D. Valuet, Clerk