

Kearney Township Planning Commission  
4820 Aero Park Dr, Bellaire, MI 49615  
Minutes February 16, 2026

Call to Order 6:00 PM EST

Members Present: Tim Comben, Kevin Giar, Dick Jacques, Tim Murray, Cal Rix

Pledge of Allegiance

Conflict of Interest - None

Jacques moved to approve of the agenda as amended, second Rix, Carried

Giar moved to approve the Minutes of the January Meeting, second Comben, Carried

Correspondence: None

Public Comment: None

#### Reports

- Township Official:
  - No news from attorney on zoning ordinance
  - New flood plain map discussion moved to next board meeting
  - Board approved computer purchase for PC Chair and Secretary
- Zoning Administrator: no permits issued since last meeting
- ZBA Official: No appeals have been filed.
- Color Coded PDF of Proposed Zoning Ordinance including original ordinance language, first and second iterations of Planning Commission updates have been distributed to all PC members.
- Zoning District Map
  - Whereas Kearney Township Ordinance 2 of 2009 (copy attached) rezoned parcels 05-10-310-001-00, 003-00, 004-00, 005-00, 006-00 and 007-00 in North Schuss Village from Agricultural to Resort Residential and the Zoning District Maps do not include this change; therefore be it resolved that Zoning District and Future Land Use Maps be updated to include this change. Moved Jacques, Second Giar, Carried
  - Whereas Kearney Township Ordinance 1 of 1999 Section 2 created several parcels in Centennial Hills split between Agricultural and Resort Residential Districts; therefore be it resolved that all parcels bisected by the boundaries defined in this ordinance be classified entirely as Resort Residential. Moved Jacques, Secon Rix, Carried
- Flood Plain Map – maps for Antrim County and Kearney Township are not complete and are not easily accessible at this time.

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New Business

1. KTPC Email sight – Tim Murray continues to have problems accessing the new PC email. Jacques will monitor the account and forward email to PC members.
2. Housing section for Master Plan – Jacques reviewed the MSU document explaining the requirements in PA 153 of 2024 to add housing related requirements to Master Plans and outlined a potential plan bring the Township Master Plan into compliance. He will provide a specific recommendation at the March meeting.

Public Comment: None

Commission Comment: None

Chair Murray adjourned the meeting at 6:45 PM EST.



R E Jacques  
Secretary

KEARNEY TOWNSHIP

ORDINANCE # 2 OF 2009

AN ORDINANCE TO AMEND THE ZONING DISTRICTS MAP BY CHANGING AN AGRICULTURAL PARCEL TO RESORT RESIDENTIAL.

THE TOWNSHIP OF KEARNEY ORDAINS:

Section 1. Amendment of Section 4.01, Zoning Districts Map.

Section 4.01 of the Kearney Township Zoning Ordinance is hereby amended to re-zone the following described property from "Agricultural" (A) to "Resort Residential" (RR), thereby amending the Zoning Districts Map attached thereto:

The parcels proposed for this change are located in the area known as the North Schuss Village Condominiums and are the property tax numbers of the following:

05-04-395-008-00	05-10-310-001-00
05-10-310-003-00	05-10-310-004-00
05-10-310-005-00	05-10-310-006-00
05-10-310-007-00	

Section 2. Severability.

If any section, clause, or provision of the Ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that they would have passed this Ordinance and each part, sections, subsections, phrase, sentence and clause irrespective of the fact than any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

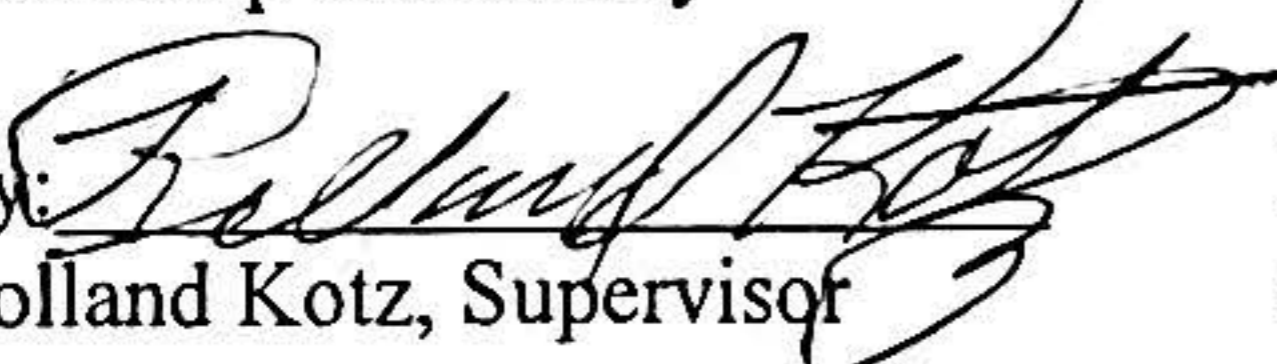
Section 3. Conflicts.

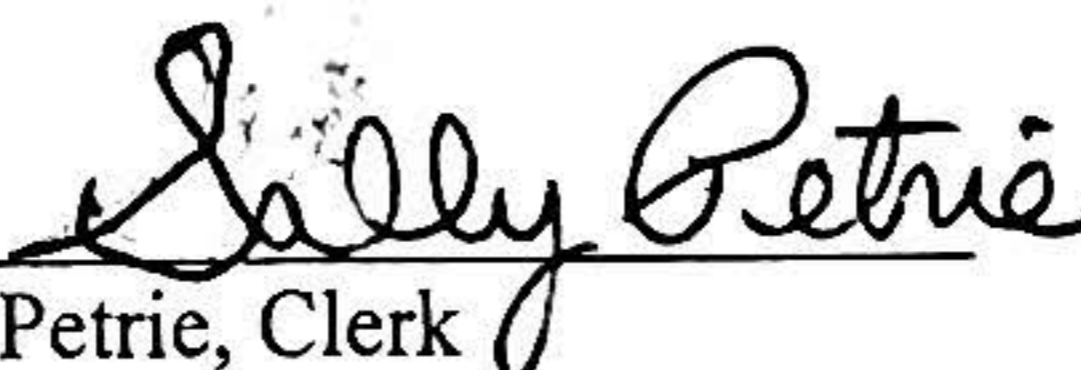
If any provision of the Kearney Township Ordinance conflicts with this Zoning Amendment Ordinance, then the provision of this Zoning Ordinance Amendment shall control.

Section 4. Effective date.

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the township.

Township of Kearney

By:   
Rolland Kotz, Supervisor

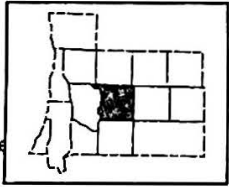
By:   
Sally Petrie, Clerk

# Zoning Districts Map

Kearney Township  
- Antrim County

## Legend

- Section Lines
- Transportation**
- ~ State Trunkline
- ~ County Roads
- ~ City Roads
- ~ Not Act 51 Certified
- ⊕ Township Boundaries
- ~ Streams
- ~ Lakes & Ponds
- ▭ Parcel Lines



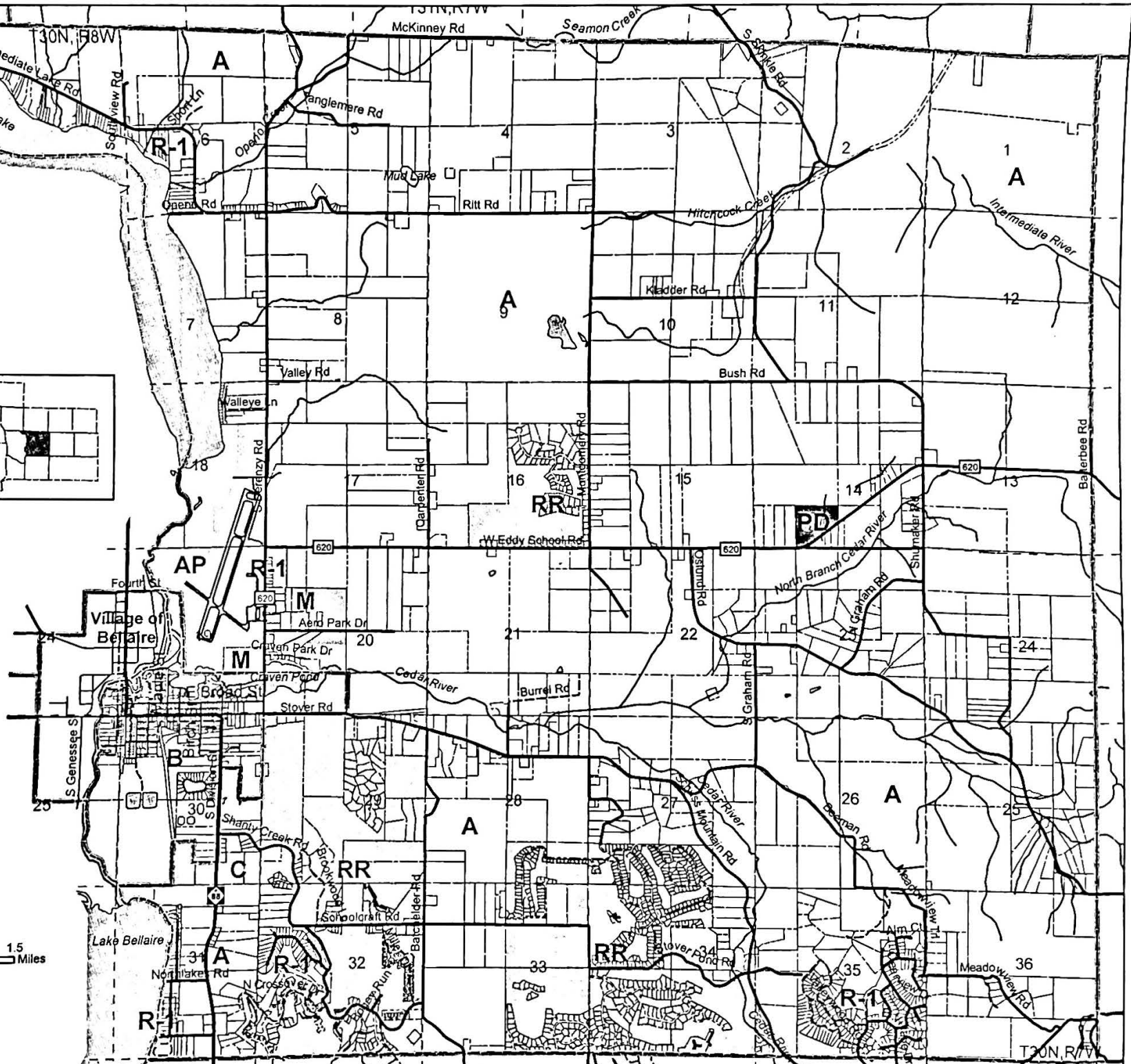
## Zoning

- A** Agriculture
- B** Bellaire
- C** Commercial
- M** Manufacturing
- PD** Planned Development
- R-1** R-1 Residential
- R-2** R-2 Residential
- RR** Resort Residential
- AP** Airport



0 0.25 0.5 1 1.5 Miles

Map Produced by  
Northwest Michigan  
Council of Governments  
Map Date: 19 November 2008  
Project: Zoning\_A.mxd



**KEARNEY TOWNSHIP  
Ordinance No. 1 of 1999**

AN ORDINANCE TO AMENDING THE ZONING DISTRICTS MAP BY CHANGING A PLANNED DEVELOPMENT DISTRICT AND AN AGRICULTURAL PARCEL TO RESORT RESIDENTIAL.

THE TOWNSHIP OF KEARNEY ORDAINS:

**Section 1. Amendment of Section 4.01, Zoning Districts Map.**

Section 4.01 of the Kearney Township Zoning Ordinance is hereby amended to rezone the following described property from "Planned Development" (PD), to "Resort Residential" (RR), thereby amending the Zoning Districts Map attached hereto:

THE SE 1/4 OF SECTION 16 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 16, T30N, R7W, 200 ACRES MORE OR LESS.

**Section 2. Amendment of Section 4.01, Zoning Districts Map.**

Section 4.01 of the Kearney Township Zoning Ordinance is hereby amended to rezone the following described property from "Agricultural" (A) to "Resort Residential" (RR), thereby amending the Zoning Districts Map attached hereto:

THE S 450 FEET OF THE S 1/2 OF THE NE 1/4 OF SECTION 16, T30N, R7W, 27.3 ACRES MORE OR LESS.

**Section 3. Severability.**

If any section, clause, or provision of the Ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction said declaration shall not affect the remainder of the Ordinance. The Township Board declares that they would have passes this Ordinance and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

**Section 4. Conflicts.**

If any provision of the Kearney Township Zoning Ordinance conflicts with this Zoning Amendment Ordinance, then the provisions of this Zoning Amendment Ordinance shall control.

**Section 5. Effective Date.**

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the township.

TOWNSHIP OF KEARNEY

By: Charles Belanger  
Charles Belanger, Supervisor

By: Sally Petrie  
Sally Petrie, Clerk