



PLANNING COMMISSION MINUTES
REGULAR MEETING
June 22, 2026

The Clam Lake Township Planning Commission Regular Meeting was called to order by Chairperson Stoutenburg at 6:00 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

ROLL CALL

Stoutenburg – Present
Kitler – Present
Rosser – Present
Flint – Present
Kearney - Present

Planning Commissioners Present: Stoutenburg, Flint, Rosser, Kitler, Kearney
Planning Commissioners Absent: None
Planning Commission Staff Present: Zoning Administrator Warda
Others Present: Dave & Jill Brown

APPROVAL OF MINUTES

Motion by Member Rosser supported by Member Kitler to approve May 18, 2026 regular meeting minutes as presented.

YEA: Stoutenburg, Flint, Rosser, Kitler

NAY: None

(Kearney was not present at May 18th meeting)

Motion carried.

APPROVAL OF AGENDA

Motion by Member Rosser supported by Member Kitler to approve the agenda as presented.

YEA: Stoutenburg, Flint, Rosser, Kitler, Kearney

NAY: None

Motion carried.

PUBLIC COMMENT: None.

PUBLIC HEARING:

Purpose of the meeting is to review a rezoning application for an approximate 1.033-acre parcel (first rezone request was for 10 acres) of the 39.5-acre parcel to rezone from A-R (Agricultural-Residential) to C-1 (Light Commercial). A corner of the property is currently zoned C-1 (approximately 1.033 acres). The intended use by the applicant is seasonal RV & Boat parking and mini storage for the 2.066-acres, which would require a Special Use Permit if rezoning were approved.

PROPERTY OWNERS: Brown, Dave & Jill

PROPERTY ADDRESSES: 8402 S 39 Rd

PARCEL NUMBER ID: PART OF 2109-18-1401

CURRENT ZONING: A-R, Agricultural Residential

REQUESTED ZONING: C-1, Light Commercial

REZONE DESCRIPTION: COMM 1020 FT E OF NW COR OF THE SE ¼ OF THE NE ¼ OF SEC 18 TN21 R9W; TH S 300 FT; TH E 300 FT; TH NW'LY TO POB. CONT 1.033 AC M/L

Motion by Member Kitler supported by Member Rosser to open Public Hearing.

ROLL CALL

Stoutenburg – Yes
Flint – Yes
Kitler - Yes
Rosser – Yes
Kearney - Yes
Motion carried.

Dave Brown stated that 300 ft already zoned C-1, which is a triangle that they just want to square off. There will not be well or septic and minimal lighting.

Jill Brown added they are looking to do mini-storage and open parking for RV's and boats.

Dave Brown added that they are the only house in the area, church across the road and a gravel pit down the road. Traffic study shows more traffic on M-115 than old Mack Trail.

Bill Shier of 7053 E M-115 said he is still opposed based on his comments from previous meetings. He said he doesn't understand why this is back to the Planning Commission after it wasn't approved at the last meeting.

Zoning Administrator Warda explained that the motion to recommend approval of the rezoning request to the Township Board was not supported and there was not a subsequent motion to deny the request. She said that at the Township Board meeting, the Browns presented a different plan, reducing the area from 10 acres to 2 acres. The Township Board felt in light of the new plan and no action taken by the Planning Commission to send the matter back to the Planning Commission for reconsideration.

Discussion followed on uses permitted in the C-1 zone.

Motion by Member Rosser supported by Member Kitler to close the Public Hearing.

ROLL CALL

Stoutenburg – Yes

Flint – Yes

Kitler – Yes

Rosser – Yes

Kearney - Yes

Motion carried.

Member Rosser stated that on the basis of reduction in size, discussion regarding zoning districts and seeming to fit in our existing zoning utilization; he doesn't see a reason to deny the rezone request.

Member Flint said he liked the reduction in acreage.

Chair Stoutenburg said taking the request down to 2 acres is a significant reduction,

Member Kearney added that the rezoning makes the property usable that there was not enough commercial.

Motion by Member Rosser supported by Member Flint to recommend approval of the rezoning to the Township Board.

ROLL CALL

Stoutenburg – Yes

Flint – Yes

Kitler – Yes

Rosser – Yes

Kearney - Yes

Motion carried.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

OTHER BUSINESS: None

ADMINISTRATIVE ITEMS:

Zoning Administrator gave an update on light pole replacement with bollards on the islands. She also updated the Planning Commission on the recent Zoning Board of Appeals meeting. She stated that she continues to work on the Master Plan update.

ADJOURNMENT

Motion by Member Rosser supported by Chair Stoutenburg to adjourn the Planning Commission Meeting. Motion carried. Meeting adjourned 6:30 p.m.

Next Regular Meeting – July 27, 2026 at 6:00 p.m.

Cindy Warda, Zoning Administrator