

PEACOCK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES OF THURSDAY, JULY 10, 2025

The meeting was called to order at 6:30 p.m. followed by the Pledge of Allegiance

ROLL CALL

Present: Kim Plummer, Brian Seitz, Rodney Wheeler and Linda Cnossen

Absent: Shirley Blackler

PUBLIC COMMENT on agenda items only. There were 3 citizens in the audience. No Public Comment.

UNFINISHED BUSINESS:

MOTION was made to approve the Agenda by Linda Cnossen, Rod Wheeler seconded the motion. **Motion passed unanimously.**

MOTION was made by Brian Seitz and seconded by Rod Wheeler to approve the minutes of the April 10, 2025 meeting. **Motion passed unanimously.**

There were no new communications to share.

MOTION was made by Brian Seitz and seconded by Rod Wheeler to recommend the Peacock Township Board take the steps to make an Amendment to Article VII-Area and Height Requirements paragraph 3 and 4 that reads:

Buildings or structures hereinafter constructed, or additions to existing buildings located in residential districts, I, II, or III shall not exceed 30 feet in height. Buildings or structures herein after constructed, or additions to existing buildings or structures located in C/LI agricultural districts shall not exceed 40 feet in height, with exception of towers- see article XIV. Dwelling units with not less than 576 square feet may be constructed on properties containing at least five acres.

The minimum parcel size in all residential zoning districts (AG, R1, R2, and R3) is Five (5) acres.

TO READ

Buildings or structures hereinafter constructed, or additions to existing buildings located in residential districts, I, II, or III shall not exceed 30 feet in height. Buildings or structures

herein after constructed, or additions to existing buildings or structures located in C/LI agricultural districts shall not exceed 40 feet in height, with exception of towers- see article XIV. Dwelling units with not less than 576 square feet may be constructed on properties containing at least 20,000 square feet and a minimum width of 100 feet.

The minimum parcel size in all residential zoning districts (AG, R1, R2, and R3) is 20,000 square feet.

These changes coincide with Article XV – Miscellaneous Protection Requirements H. That was opinioned to be conflicting.

Motion passed unanimously.

There was discussion regarding the need for an Ordinance to Regulate installation and the use of Ice-Retardant Systems on Waterfront properties. A sample Ordinance from Township of Ontwa, Cass County Michigan was reviewed and discussed.

Motion was made by Rod Wheeler and seconded by Brian Seitz to present and recommend the Board: customize to fit Peacock Township and take all steps required to adopt the TOWNSHIP OF ONTWA, CASS COUNTY, MICHIGAN, ORDINANCE NO. 2021 10-11.2 ORDINANCE, ICE RETARDANT SYSTEMS ORDINANCE. In its entirety.

Motion passed unanimously.

There was much discussion on the need to monitor the construction of “Sea Walls” “Ice Retardant Systems” and “Retaining Walls”.

Motion was made by Brian Seitz and seconded by Linda Cnossen to recommend the Board take the required steps to amend the PEACOCK TOWNSHIP LAND USE/ZONING PERMIT APPLICATION to add: Sea wall, Retaining wall and Ice Retardant System to the *Check Type of Project*: and add EGLE /DNR Permit: required

Motion passed unanimously.

NEW BUSINESS:

Wake Boats/ Ballast Boats update; HB 5532 Is considered Dead in the house for no progress.

There was discussion on the topic and the commission wishes to keep an eye on the bill and keep this topic on the agenda for possible action in the future. Currently the signs from the WLR seem to be working.

This item was tabled and will remain on the agenda in the future.

The Citizen's List of possible zoning topics was also discussed and will remain on the agenda; Commissioners were asked to review the list again and bring the topics they feel need to be addressed to the Chair for research and the next agenda.

PUBLIC COMMENT:

Judy had a new resident contact her to build a stand-alone garage / barn to store things in.

The Commission will research this Ordinance for future new business.

NEXT MEETING: Thursday, October 9, 2025

Motion was made by Brian Seitz and seconded by Rod Wheeler to adjourn at 7:20 p.m.

Motion passed unanimously.

Respectfully submitted,

Linda Cnossen, acting Secretary