Minutes – March 3, 2026

Members Present: Bryan Graham, Jim Gurr, Jason Helwig, Duane Meyer, Ron Tschudy
Members Absent: None
Staff and Others: Janet Koch

1. Meeting called to order at 4:30 p.m. by Jim Gurr

2. Pledge of Allegiance

3. Approval of Agenda

Mr. Graham asked to add Section 4.4 Time of Meetings of the Planning Commission Bylaws to Old Business.

Motion by Jason Helwig, seconded by Duane Meyer, to approve the March 3, 2026 agenda as amended.

Motion approved unanimously.

4. Declaration of Conflict of Interest

None.

5. Public Comment

None.

6. Approval of Minutes

Mr. Graham noted that the second line of the motion for agenda item 9.a. should be "Banks Township Master Plan" not "County Master Plan," and that in agenda item 9.c. "expansion" should be replaced with "improvement, expansion, and establishment."

Motion by Bryan Graham, seconded by Jason Helwig, to approve the minutes from January 6, 2026 as amended.

Motion approved unanimously.

7. Old Business

a. Planning Commission Bylaws Section 4.4 Time of Meetings

It was noted that the language in § 4.4 states that "Meetings of the Planning Commission shall begin at 5:30 p.m., unless the Planning Commission, by a vote of a majority of its members, specifies a different starting time."

The Planning Commission noted that, at their 2026 organizational meeting in January, a 4:30 pm start time had been approved. After a short discussion, it was the consensus of the Planning Commission to leave the Bylaws unchanged.

8. New Business

a. Milton Township ZO Amendment – Vacation Rental, Regulations for Dwelling Unit Rentals

Regarding Section 117.222, Mr. Graham suggested removal of the term "monetary consideration" and the word "consecutive" because those terms are not needed to achieve the township's policy objectives and those terms will make enforcement of the vacation rental regulations more difficult. ~~He indicated the terms were not necessary to achieve the townships objectives and would make enforcement more difficult.~~ It was noted that the amendment was well-written.

Motion by Bryan Graham, second by Jason Helwig that the Antrim County Planning Commission finds no inconsistencies between the Antrim County Master Plan and the proposed Milton Township Zoning Ordinance Amendment 2025-06, and recommends that the Milton Township Board approve the proposed ordinance, subject to the comments of the Antrim County Planning Commission as described in the minutes.

Motion approved unanimously.

b. Banks Township ZO Amendment – Front Yard Setbacks

It was noted that the Banks Township amendment was also well-written. It was confirmed by an attending representative of the Banks Township Planning Commission that there had been no change to Section 6.09's footnotes (b) and (g).

The Planning Commission discussed the minutes of the Banks Township Planning Commission's public hearing.

Motion by Duane Meyer, second by Jason Helwig, that the Antrim County Planning Commission finds no incompatibilities between the Antrim County Master Plan and the proposed Banks Township Zoning Ordinance Amendments, and recommends that the Banks Township Board approve the proposed ordinance.

Motion approved unanimously.

c. Helena Township ZO Amendment – Supplemental Waterfront, etc.

Mr. Gurr described recent changes to the Helena Township Planning Commission. Mr. Gurr also noted that the Helena Township Planning Commission would be considering ordinance amendments regarding data centers.

Motion by Bryan Graham, second by Jason Helwig, that the Antrim County Planning Commission readopt the motions passed on July 1, 2025 regarding the Helena Township zoning ordinance sections 5.02.02 and 1.03 and to readopt its December 2, 2025 motion regarding zoning ordinance amendment 2025-01 with the additional recommendation that the proposed zoning ordinance amendment be referred to the township attorney to place into the proper legal format.

Motion approved unanimously.

d. Review of Acme Township Community Master Plan

The Antrim County Planning Commission discussed the draft plan.

Motion by Bryan Graham, second by Ron Tschudy, that the Antrim County Planning Commission finds no major incompatibilities between the Antrim County Master Plan and the draft Acme Township Community Master Plan.

Motion approved unanimously.

9. Various Matters

a. Banks Township Communication

No comments.

10. Public/Member Comment

Ms. Koch noted that she'd been recently contacted by Mary Reilly of MSU Extension. Ms. Reilly noted that 18 people had signed up for the upcoming Citizens Planner course; more were expected.

Mr. Tschudy noted that Michigan Association of Planning offered training opportunities.

Meeting adjourned at 5:25 p.m.