Kearney Township Planning Commission
4820 Aero Park Dr, Bellaire, MI 49615
Minutes September 21, 2026

Call to Order 6:00 PM EST

Members Present: Dick Jacques, Tim Murray, Heidi Shaffer, Cal Rix

Members Absent: Tim Comben

Pledge of Allegiance

Conflict of Interest: None.

Jacques moved to approve of the agenda distributed, second Shaffer, carried.

Jacques moved to approve the Minutes of the August Meeting, second Shaffer, carried.

Correspondence:

Public Comment: None

Reports:

- Township Official: Murray reported for Comben that the County Planning Commission approved the Centennial Hills rezoning.
- Zoning Administrator:
    - Reviewed permits issued over the past month.
- ZBA Official:
    - No appeals have been filed.

Old Business:

1. Zoning Ordinance change <250 Sq. Ft.

    Moved Jacques, second Murray to recommend that all construction of sheds and similar structures less than 250 square feet follow the standard zoning permit process. It is further recommended that the Township wave application fees on such applications. Motion carried on voice vote.

2. Combined Residential/Storage Structure.

Murray moved, second Rix to amend the Kearney Township Zoning Ordinance to allow structures with ground level storage for tractors, recreational vehicles, boats and other personal items requiring a 14-foot-high or larger access door and with second level residential space in the Agricultural district to have a maximum 40-foot structure height.

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Add note 11 to ordinance appendix table 1.

> 11) Structures in the Agricultural District with 14-foot equipment doors and living quarters including sleeping, cooking and sanitary facilities on the second floor shall not exceed 40 feet in height.

Update Appendix Table 1 per attached.

Add definitions to Section 1.04:

> **Farm Structure:** a constructed facility used for agricultural purposes, such as housing animals, storing crops, protecting equipment, processing produce, or managing water and farm resources.
>
> **Residence / Dwelling:** A building or portion thereof designed or used for human habitation, containing living, sleeping, cooking, and sanitary facilities for one or more families, but not including hotels, motels, boarding houses, or other transient lodging.

New Business:

1. Shanty Creek Resort Tower.
    a. Parcel is zoned RR, it is adjacent to properties zoned AG so it is possible to rezone to AG.
    b. Jacques will check the Zoning Enabling Act or case law special treatment of cell towers in zoning.
2. Rentals under 30 days.

    Murray will reply to request for information regarding STR in Township.

3. Section 7.20 Solar Energy Facilities.

    Moved Jacques, seconded by Murray to recommend draft sections 7.17 to 7.22 be updated per the recommendations from attorneys and prepared as an update to the zoning ordinance.

4. Joint Meeting on November 4 at 7pm.

    Moved Jacques, seconded Shaffer to schedule a Special Meeting for November 4th at 7:00 PM to be held jointly with the Township Board Meeting to discuss zoning ordinance updates with the Township Attorney.

Public Comment:

> None.

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Commission Comment:

Cal announced that he will be out of town November thru February.

Chairman Murray adjourned the meeting at 7:15 PM EST.

Respectfully submitted,

R E Jacques
Secretary

Attachment: Proposed updated Zoning Ordinance Appendix 1

Table 1

Parcel Requirements

Zone	Minimum Lot Area	Minimum Lot Width	Front Setbacks	Side Setbacks	Rear Setbacks
A	2 acres	200'	50'	15'	35'
Rl	20,000 SF	100'	50'	15'	35'
R2	40,000 SF	200'	50'	15'	35'
R3	(1)		50'	15'	35'
C	15,000 SF	100'	50'	15'	30' (2)
M	1 acre	200'	50'	15'	30' (2)
PD		No minimum			
AP					
RR	15,000 SF	100'	50' (7)	15' (7)	35' (7)

Structure Requirements

Zone	Max. Height	Min. Floor Area	Min. Width
A	35' (3) (4) (11)	720 SF (8)	20'
Rl	35' (4)	720 SF (8)	20'
R2	35' (4)	720 SF (5) (6) (8)	20'
R3	35' (4)	720 SF (6) (7)	20'
C	35'	720 SF (9)	20'
M	35'	720 SF (9)	20'
AP	35' (10)	(10)	(10)
RR	35'	720 SF (6) (7) (8)	20'

Notes:

(1) Density limited to 14 Units Per Acre.
(2) Setback with alley is 25 feet.
(3) Farm structures limited to 80 feet in height.
(4) The height shall be no greater than thirty-five (35) feet or two and one half (2 ½) stories for dwellings in the A, Rl, R2, and R3 Zoning Districts.
(5) Two-family dwelling requires a minimum of 600 square feet (SF) per dwelling.

(6) The minimum floor area for multiple-family dwellings shall be provided according to the following schedule:

Table 1

Efficiency	350 SF
One Bedroom	550 SF
Two Bedroom	800 SF
Three Bedroom	1000 SF

(7) Refer to Article IV, Section 4.09 C.

(8) The Minimum floor area for single family dwellings is 720 square feet on the primary living level, excluding steps and open and enclosed porches. Dwellings shall be a minimum of 20 feet wide within the permanent exterior walls for the entire length of the structure. Exterior walls must be constructed over a basement, foundation or slab.

(9) Applies to the primary structure. Smaller ancillary buildings are permitted in this zone.

(10) Airport structures must comply with state and FAA area and width requirements. The maximum height limitation shall not apply to control towers

(11) Structures in the Agricultural District with 14-foot equipment doors and living quarters including sleeping, cooking and sanitary facilities on the second floor shall not exceed 40 feet in height.