Kearney Township Planning Commission
4820 Aero Park Dr, Bellaire, MI 49615
Minutes October 19, 2026

Call to Order 6:00 PM EST

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

Members Absent: Heidi Shaffer

Pledge of Allegiance

Conflict of Interest: None

Comben moved to approve of the agenda distributed, second Rix, carried.

Jacques moved to approve the Minutes of the September Meeting, second Murray, carried.

Correspondence:

Training at Banks Township Hall at 5pm on 10/22/2026.

Material Management meeting at Gov. building at 1pm on 10/22/2026.

Public Comment: None

Reports:

- Township Official:
  - Reminder of the joint meeting November 4th @7:00 PM and training at Banks Township at 5PM on 10/22.
- Zoning Administrator:
  - Reviewed permits issued over the past month.
- ZBA Official:
  - No appeals have been filed.

Old Business:

1. Zoning Ordinance changes - Jacques moved to hold a public hearing on the draft Zoning Ordinance change to allow structures with first level storage and second level residential space in the Agricultural District to have a height up to 40 feet and to add definitions for Farm Structure and Residence/Dwelling.

2. Shanty Creek Tower – No rezoning or special use permit request received.

New Business: None

Public Comment: None

Commission Comment: Comben reminded everyone of the joint meeting and training.

DRAFT

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Chair Murray adjourned the meeting at 6:21 PM EST.

Respectfully submitted,

R E Jacques
Secretary

Attachment:

Draft Zoning Ordinance Amendment

DRAFT

Attachment 1

KEARNEY TOWNSHIP

ANTRIM COUNTY

ORDINANCE NUMBER: _____

ADOPTED: _____

EFFECTIVE DATE: _____

ORDINANCE AMENDING THE KEARNEY TOWNSHIP ZONING ORDINANCE

An ordinance to amend the Kearney Township Zoning Ordinance to allow for structures with ground level storage for recreational vehicles, boats, tractors, and other personal items; to provide for severability; to repeal all ordinances or parts of ordinances in conflict therewith; and to provide an effective date.

KEARNEY TOWNSHIP

ANTRIM COUNTY, MICHIGAN

ORDAINS:

SECTION I

AMENDMENT TO SECTION 1.04 OF THE TOWNSHIP ZONING ORDINANCE

This section amends Section 1.04 of the Township Zoning Ordinance to add definitions for the terms "Farm Structures" and "Residence/Dwelling", to be inserted in alphabetical order and to read in their entirety as follows:

> **"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."

SECTION II

AMENDMENT TO TABLE I OF THE APPENDIX TO THE TOWNSHIP ZONING ORDINANCE

This section amends the Notes section of Table I located in the Appendix to the Township Zoning Ordinance to add Note (11) to read as follows:

"(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."

SECTION III

AMENDMENT TO TABLE I OF THE APPENDIX TO THE TOWNSHIP ZONING ORDINANCE

This section amends the "Structure Requirements" table located in Table I of the Appendix to the Township Zoning Ordinance read in its entirety as follows:

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'

SECTION IV
REPEAL

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION V
SEVERABILITY

The provisions of this Ordinance are declared to be severable. If any court of law shall hold that any section or provision hereof is invalid, such holding shall not affect or impair the validity of any other section or provision of this Ordinance.

SECTION VI
EFFECTIVE DATE

This Ordinance shall take effect upon the 8th day following publication of this Ordinance or a summary of the same.

YEAS: _____

NAYS: _____

ORDINANCE DECLARED ADOPTED:

_____
Ed Niepoth, Township Supervisor

Certificate

Attachment 1

I hereby certify the foregoing is a true and correct copy of an ordinance made and adopted at a regular meeting of the governing body of this municipality on the _____ of _____, 2026. Said meeting was held in compliance with the Open Meeting Act.

_____
Michelle D. Valuet, Township Clerk

Attachment 1