

Mastodon Township Planning Commission

Meeting Agenda

Wednesday, November 5, 2025 – 5:00pm

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF PLANNING COMMISSION MEMBERS

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES: October 1, 2025 – (1) Public Hearing and (2) Regular PC Meeting

ZONING ADMINISTRATOR'S REPORT

NEW BUSINESS:

- Recommendation to the Board for adoption of Zoning Ordinance Text Amendments

OLD BUSINESS:

- Recreation Plan Survey Update
- Rec Committee Project Discussion
- Master Plan Updates/Discussion

PUBLIC COMMENT

ADJOURNMENT

NEXT MEETING: December 7, 2025

Mastodon Township Planning Commission

Public Hearing – Zoning Ordinance Proposed Changes

October 1, 2025

Call to Order: Chairperson Mallon called the meeting to order at 4:30pm and the Pledge of Allegiance was said.

Commission Members Present:

Chairperson, Paul Mallon

Vice Chairperson, Courtney Franz

Secretary, Ashlee Kinsey

Township Liaison, Mike Bjork

Member, Sherie Courchaine

Guests:

Stu Creel

Gordon L Marcinak Sr.

AL Gerou

Public Comment:

Marcinak voiced concern over blight, noise, and shipping containers. As of now, when the police come out to Lake Mary for a noise complaint, they cannot issue a ticket because our township does not have a noise ordinance in place. He explained there are four-wheelers being ran day and night on both sides of Lake Mary. He stated “Shipping containers do not belong on residential lots.” We were provided with an article from the Iron County Reporter titled “Why we fight Blight.” Marcinak also read a letter written by Mike Webb who was not able to attend the meeting. The concerns in this letter are similar with adding trailers being parked on RR lots at Lake Mary all summer long, invading peace. We were provided with a photo of trailers lined up on a lake lot.

Gerou voiced concern over trailers being parked during every season/holiday at his neighbors. Disturbing his peace with loud music, ORVs/ATvs, and fireworks in July which he found debris of on his roof. Gerou expressed concerns with how long a trailer can sit on a property without being moved and if there is any fee that the home owners have to pay for having a trailer parked all year long. He provided us with the fees and locations of surrounding sites that are under 5 miles from Lake Mary and suggested the township have a fee for parked trailers.

Chairperson Vice Chairperson Franz explained the cycle of our current ordinance changes. Stating that every 5 years we are required to review our Master Plan, with our ordinances, while taking requests for changes and that we will be discussing our options during our Master Plan review.

C. Franz made a motion to adjourn at 5:15pm with support from P. Mallon.

Mastodon Township Planning Commission Minutes

Wednesday, October 1st 2025

Call to Order: Chairperson Mallon called the meeting to order at 5:24pm and the Pledge of Allegiance was said.

Commission Members Present:

Chairperson, Paul Mallon
Vice Chairperson, Courtney Franz
Secretary, Ashlee Kinsey
Township Liaison, Mike Bjork
Member, Sherie Courchaine

Guests:

Stu Creel

Approval of the Minutes: Chairperson P. Mallon identified the changes that need to be made to the September minutes. A. Kinsey will make corrections. Call to vote on changes: all ayes, no nays.

Old Business:

P. Mallon made a motion to approve ordinance changes. Call to vote: all ayes, no nays.

Master Plan update and status discussion- Courchaine stated our map on our website does not match the master plan with a few properties on water being zoned MUF when they should be zoned RR. Stu explained we have a few lots on Fortune lakes that are zoned MUF. We need to look back historically and find out why they are zoned MUF and not RR. We will be reviewing the map, and will have it align with our Master Plan or vice versa.

Stu will work with board to create RV/trailer permit.

Planning commission will look into short term rental property guidelines/ordinances when addressing housing for Master Plan review.

New business:

We reviewed the survey. Motion made by P. Mallon to have the survey go live online, with support from A. Kinsey. Call to vote: all ayes, no nays. Our goal is to get as many responses as we can with a deadline of November 1st. Post cards with a QR code will be sent out ASAP.

Recreation Committee Projects- A wish list from the committee was provided and will be reviewed by each commission member. After reviewing results from the survey, we will discuss what projects align with our township residents and visitors wants/needs. We will use this information to determine what projects take priority

Other Business:

Public Comment:

None

Adjourned: Motion by P. Mallon with support by C. Franz to adjourn at 5:52pm

The next regular meeting will be September 5th 2025 at 5pm.

Secretary, Ashlee Kinsey

Date: 10/2/2025

Mastodon Township – Planning Commission

Recommendation to the Mastodon Township Board for the Adoption of the Amended Zoning Ordinance Dated 10-01-2025

WHEREAS, Act 110 of 2006, as amended, the Michigan Zoning Enabling Act (MZEA) authorizes the Planning Commission to prepare amendments to an original Zoning Ordinance for the use, development, preservation, and regulation of land in the township; and

WHEREAS; the Planning Commission held a public hearing on October 1, 2025 to consider public comment on the proposed amendments to the Zoning Ordinance, and to further review and comment on the proposed amendments to the Zoning Ordinance; and

WHEREAS; the Planning Commission at a regular meeting held on October 1, 2025, by a majority vote approved the proposed amendments to the Zoning Ordinance;

NOW THEREFORE, the Planning Commission hereby advises the Mastodon Township Board of its recommendation to the Board to adopt the proposed amended Zoning Ordinance dated October 1, 2025.

Paul Mallon, Planning Commission Chairperson

Date