

COMINS TOWNSHIP PLANNING COMMISSION MINUTES

Regular Meeting: April 9th, 2026
Comins Twp. Hall @ 6:00pm

CALL TO ORDER / PLEDGE: 6:00 PM by Chair Kyle Yoder.

ROLL CALL: (TAKEN)

Jerome R Kunnath	Absent
John McConnell	Present
John Kuziel	Present
Kyle Yoder	Present
Michelle Knepp	Present

APPROVAL OF MINUTES:

Minutes from the previous meeting were reviewed. John McConnell made a motion to approve, seconded by John Kuziel. All in favor; motion carried.

GUEST: Denise Cline, NEMCOG

PUBLIC COMMENT: None.

REGULAR MEETING:

1. Joint Recreation Plan Update:

- Michelle Knepp and Kyle Yoder provided an update on the recent Joint Recreation Plan meeting.
- A community survey consisting of 25 questions has been approved and will be distributed shortly.
- The Commission set a goal-planning session for next month, to be held prior to the regular meeting (tentatively at 5:30 PM).

2. Zoning Ordinance Update - Renewable Energy:

- Denise Cline presented a draft "Workable Ordinance" for Solar, Wind, and Battery Storage to maintain local control in light of Public Act 233.
- Solar: Discussion on increasing setbacks to 150ft from non-participating lot lines and 600ft from residences. Focus on topsoil retention and screening.
- Wind: Discussion on 1.1x height setbacks, ice throw mitigation, and aircraft detection lighting (ADLS).
- Batteries: Focus on fire hazards and emergency response. Suggested setbacks increased to 300ft from lot lines and 600ft from dwellings.

3. Zoning Ordinance Update - Data Centers:

- Reviewed standards for cooling systems (preferring closed-loop), noise limits, and environmental impact studies regarding power and water usage.

4. Accessory Structures:

- Brief review of standards for residential-scale solar and wind (accessory use), including height limits and placement.

5. State Legislative Update:

- Discussion on nine proposed state housing bills that may supersede local zoning regarding lot sizes, duplexes, and ADUs.

NEXT MEETING: May 14th, 2026 (Rec Plan session at 5:30 PM, Regular Meeting at 6:00 PM)

ADJOURNMENT: Motion to adjourn made Michelle K, and John kuziel carried.