

COMINS TOWNSHIP PLANNING COMMISSION MINUTES
Regular Meeting 2026
Comins Twp. Hall @ 6:00pm June 11th, 2026

CALL TO ORDER / PLEDGE 6:00 Pm

ROLL CALL: (TAKEN)

Jerome R Kunnath	Present
John McConnell	Present
John kuziel	Present
Kyle Yoder	Present
Michelle Knepp	Present

APPROVAL OF MINUTES

Approved minutes from the previous meeting (May 14th, 2026). Motion by Jerome R Kunnath, second by Kyle Yoder. All yes.

GUEST: Linda NEMCOG / County Representation

PUBLIC COMMENT

None

Regular Meeting:

- Master Plan Chapter 8 & Draft Goals - Presented by Linda
 - Reviewed and made changes to Chapter 8 goals and actions.
 - Removed "promote arts and cultural" and "assisting the political education on it."
 - Added pathways, sidewalks, and creating a walkable downtown.
 - Removed "enforce" part regarding zoning and removed "transfer of development" (error).
 - Modified standard: includes standards in the zoning ordinance to protect topsoil, farmland, and groundwater (added water protection).
 - Agricultural goals: removed "agricultural" before "cottage industries." Goal is now to "protect and support cottage industries that strengthen local farms and sustain rural communities."
 - Quality of Life: changed "open space" to "natural space," added "public access along the water quality," deleted "Implement open space and Greenway plans," and added buggy lanes. Provided efficient and accessible solid waste disposal with specific support for the Oscoda County Materials Management Plan.
 - Health and Vibrant Economy: added "strengthen coordination with Regional local economic Development Partners," corrected "Fairview" to "Comins Township," and added "agriculture" as a tourism/recreation driver.
 - Discussed downtown plan/overlay boundaries to define Fairview Central as 1/4 mile in each direction from the Four Corners (helps with blight/junk ordinances rather than a full downtown development plan).
- Master Plan Streamlining and Format - Presented by Linda
 - Discussed a new four-part streamlined table of contents format instead of nine chapters, reducing master plan pages from 150+ to ~80 pages.
 - Part 1: Introduction (Who is Comins Township?)
 - Part 2: Current State (Strengths, challenges, and current conditions)
 - Part 3: Vision and Goals (Where do we want to go?)
 - Part 4: Growth Framework (Future Land Use and Priority Development Areas)
 - Appendix: Community Profile (Census charts/graphs), Services and Utilities, Survey Results.
 - Commission agreed to proceed with the new streamlined format.
 - Linda will provide a fully formatted rough draft to Denise to bring in July for review ahead of the August meeting.

- Zoning Schedule & County Review - Presented by Linda
 - Discussed the County's right to review the zoning ordinances.
 - Linda to ask the County Board of Commissioners if they would waive their right to review, which would waive the 30-day review period. Linda to draft resolution/motion language for the County.
 - Discussed meeting schedules and potential special meetings for November. November 12, 2026 is scheduled as the last regular meeting of 2026.
- Future Land Use Map & Zoning Overlays (Map Review on Table)
 - Commercial Overlay: Agreed on a 660-foot (1/8 mile) overlay distance on either side of the road to align with standard parcel sizes.
 - Downtown Overlay: Defined as a 1/4 mile radius from the center of Fairview (Four Corners) for localized regulations such as junk/blight rules.
 - Steiner Museum: Agreed to change Steiner Museum area back to Farm and Forest since museums are allowed under permitted/special use in Farm & Forest anyway.
 - Fairgrounds Recycling: Discussed locating a recycling drop-off center on a portion of the centrally located, county-owned fairgrounds (butting up against the old dump). This would be handled as a special use for waste collection/materials recovery under Farm and Forest / Industrial.
 - Greenbelt District Overlays (Rivers, Creeks, and Lakes):
 - Setback buffer distance: Agreed on 300 feet (rather than 500 feet) from the high water mark.
 - Agreed the Greenbelt overlay will apply only to Lakes of 5 acres or larger (e.g. Perry Lake, McCollum Lake, Smith Lake) to protect shorelines, and NOT to creeks or rivers (like Perry Creek or Comins Creek) which are already heavily regulated by EGLE (formerly DEQ/Eagle) and are rugged/unbuildable.
 - Setbacks: 25 to 50 feet. Septic systems are regulated by the Health Department.
 - Colors: Requested that National Forest boundaries be shaded more clearly on the maps for readability.
 - Smith Lake Apartments/Condos: Confirmed that multi-family dwellings are permitted/special use in Farm and Forest.

NEXT MEETING: July 9th, 2026

ADJOURNMENT: Motion by Michelle Knepp to adjourn, second by John McConnell. All yes. Adjourned at 7:33 Pm