

Pleasant Plains Township
7333 S. M 37
Baldwin MI 49304
Planning Commission Meeting
August 18, 2025

The meeting was called to order at 5:33 pm

Roll Call: Chair Debi Anderson, present; Vice Chair Linda TenHave, present; Secretary Ray Novakoski, present; Members: Anthony Riley, excused; Dan Faulman, excused; Ex-Officio: Debbie Russell, present.

Motion for additional Agenda Items:

Chair Deb Anderson submitted a request for the extension of the cell tower, at 7237 South M-37.

Public comment on agenda items:

No comments

MSC: Motion by Debbie Russell to approve the agenda, seconded by; Linda TenHave, no discussion, carried.

Previous Minutes:

MSC to approve the minutes of the July 21, 2025, meeting of the Planning Commission as printed. Motioned by Debbie Russell, seconded by Linda TenHave, no discussion or corrections, carried.

Communications: None

Reports of Commission Members: No reports

New Business:

Public Meeting on Short Term Rentals will take place on September 2, 2025 and the Planning Commission meeting for September 15, 2025 is cancelled.

Chair Anderson called the T-Mobile representative Eric about the cell tower at 7237 South M-37, Baldwin MI. The tower is used by Verizon and is at 150 ft, T-Mobile wants

Page 1

to extend it be 20 ft to 170 ft. A site plan has been submitted to the Planning Commission. American Storage will be notified of the request, by Eric and will provide a statement from the tower owner that it is structurally sound to handle the extension.

Unwholesome Zone Ordinance section 3.30, pages 3-30, the Chair Anderson will contact the attorney about enforcement of this ordinance.

Noise Ordinance – Tabled

Pets - Zoning Ordinance Section 3.22 pages 3-16. Need to look at defining it more and get the puppy issue added in to it.

Signage issues Zoning Ordinance Section 15.06-15.8, this issue needs to be updated with the implementation of LED signs in the township.

Unfinished Business:

Zoning Ordinance Section 3.40 Parking of Commercial Vehicles, discussion to place and one of the issues was the parking of a refrigerator unit that needed a generator to keep running, the noise was part of the issue. This was tabled until it could be dealt with.

Fireworks Ordinance – still need to get more information on this issue.

Accessory Dwelling Units - No report, still working on it.

Renewable Energy Ordinance need to discuss with a renewable energy attorney as to what direction we need to go. Will also look at the Michigan ordinance.

Public Comment:

Commercial Vehicles and use of a generator for a refrigerator unit in residential area for long periods of time.

Discussion of a cell tower possibly going up over by Dollar General on US 10 and Forman Rd.

Next Meeting: September 2, 2025

Adjournment, with no further business, it was MSC to adjourn, motion by Debbie Russell, seconded by Linda TenHave, Carried. Meeting Adjourned at 7:12pm.

Respectively submitted by Secretary Ray Novakoski