

Pleasant Plains Township Planning Commission 2025 Annual Report

To: The Pleasant Plains Township Board

From: Raymond Novakoski, Planning Commission, Secretary and Acting Chair

RE: Pleasant Plains Township Planning Commission 2025 Annual Report

This report is to inform the Township Board of activities related to the Pleasant Plains Township Planning Commission for the year 2025. The information provided is based upon the actions taken by the Planning Commission. The information is intended to be “at face value” and should be interpreted by the reader in the same manner.

Planning Commission Members:

Debi Anderson, Chairman (Resigned)

Linda TenHave, Vice Chair (Resigned)

Raymond Novakoski, Secretary

Dan Faulman, Commissioner

Anthony Riley, Commission

Dave Ghent, Commissioner

Deddie Russell, Ex-Officio (Passed Away)

Scope of Work:

The Planning Commission duties are established by the Pleasant Plains Township Board in the “2013 Planning Enabling Ordinance “, consistent with the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.308, et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, et seq., to establish the Commission and expound the duties as set forth in the above mentioned documents.

Please refer to those documents for detailed information.

Meeting:

The Commission held regular meetings at the Township Hall the third Monday of the month, unless otherwise scheduled, but no less than four times annually. The Commission scheduled, at the beginning of the fiscal year, a total of eight meetings, April, May, June, July, August, September, October, November, and March of 2026. The Commission did not meet in June or November.

Records:

Meeting minutes, public hearing notices, application for Special Land Use permits, voting records, a copy of the By-Laws, policy and procedure statements and a copy of this report will be filed in the township office in a folder named "2025". Meeting minutes are also presented to the Township Clerk's Office and placed on the website.

Actions Taken:

Annual Meeting and election of Officers

Adoption of Planning Commission By-Laws

Posted schedule at Township Hall and on the website.

Zoning Ordinance modification submitted to the Township Board and approved.

Submitted STR (Short Term Rental) zoning ordinance to the Township Board and is currently under review by them.

Made recommendations for new Zoning Maps and they were purchased by the Township.

Held public meetings on Special Land Use, Short Term Rental and Budgets.

Presented action to address grandfathered Special Land Use permits for campers.

Approved a Special Land Use permit for High in the Pines for a campground.

Changed our meeting day from the third Monday at 5:30pm to the third Thursday at 6pm.

Submitted a year end report to the Township Board

Reduced the size of the Planning Commission from seven members to five members.

Progress /Summary:

It is outstanding to be supported by the Township Board on our issues last year, also for their sharing of information and expertise.

The benefits from our organizational efforts of adopting Robert's Rules, establishing By-laws, policy and procedure and developing useful tools for operating within a public arena will also require diligence and fore thought in order to maintain as elevated level of performance and efficiency as can be obtained.

We are sad to see Debi Anderson and Linda TenHave resign their position on the Planning Commission; they provide much hard work, knowledge and dedication to the commission and will be missed. We wish them the best.

We are also deeply sorry about the passing of our Ex-Officio Debbie Russell, she represents the Township Board on the commission, and we send our sympathy to her family. She was a dedicated public servant, she provided valuable information to the commission, was very professional and was genuinely concerned about actions we took and their effect on the public, and all will deeply miss her.

Future Projects:

Continue to work on grandfathered Special Use Permits for campers.

Work on updating Zoning Ordinances to comply with the ever-changing Township.

Review (ADU) Accessory Dwelling Units and establish a Zoning Ordinance to send it to the Board.

Other endeavors under the pursuit of the Commission would benefit the Township.

The Planning Commission will continue to scrutinize and adjust to our ever-changing economic and political environment. It is all a work in progress that we hope will allow us to be part of a brighter Township future.

Respectfully submitted.



Raymond Novakoski, Secretary and Acting Chair