

COMINS TOWNSHIP PLANNING COMMISSION MINUTES
Regular Meeting 2026
Comins Twp. Hall @ 6:00pm March 12th, 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

Motion to accept the January minutes as amended. Seconded and approved.

GUEST: Denise Cline (NEMCOG), Linda Damer (NEMCOG)

PUBLIC COMMENT

Opened and closed. No public comment.

Regular Meeting:

- Master Plan Update (Linda Damer, NEMCOG)
 - Linda Damer was introduced and will be taking over the remainder of the Master Plan.
 - Distributed draft chapters, public input survey results, and goals/objectives. The Commission will review these materials over the next month for the April meeting.
- Zoning Ordinance: Article 3 (Denise Cline, NEMCOG)
 - Resumed review of Article 3, starting from Section 3.19.
 - Hazardous Substances & Sewage/Junk: Decided to remove these from the zoning ordinance. Hazardous substances are state-regulated, and junk/blight should be handled by a separate Township nuisance/blight ordinance.
 - Fences: Decided NOT to require a zoning permit for fences. Established a 48-inch maximum height for front yards, with no height limit for side and rear yards. Waterfront fences are limited to 4 feet in height to preserve views. Unconventional materials (e.g., stacks of tires) are prohibited.
 - Outdoor Lighting: Agreed to keep the proposed standards to prevent light pollution and nuisance to neighboring properties.
 - Zoning Administrator: Discussed the current vacancy.
 - **[ADDED AT THE REQUEST OF JOHN KUZIEL]: The Commission formally recommends that the Township Board explore partnering with a neighboring community to share a certified zoning administrator.**
 - Non-Conformities: Clarified language to allow non-conforming buildings to be lifted/repared or rebuilt on their existing footprint. Confirmed that building on non-conforming lots is permitted if physically possible. Removed unnecessary platted lot language.
 - Parking: Decided to eliminate parking minimums for commercial businesses to allow market flexibility. Retained the residential requirement of 2 spaces per

dwelling.

- Private Roads: Agreed to keep regulations minimal. Will only regulate clearance requirements for emergency vehicles on roads/easements that access more than one parcel.

- Signs: Discussed the U.S. Supreme Court ruling prohibiting the regulation of sign content (only structure/size can be regulated). Commission members to review the provided sign tables for the next meeting.

- Legal Review: Addressed Township Board concerns over legal fees.

[ADDED AT THE REQUEST OF JOHN KUZIEL]: NEMCOG explicitly stated on the record that 100% of the proposed zoning language has already been previously reviewed and approved by land-use attorneys in other adoptions.

- Master Plan / Zoning Process: Outlined the 63-day public review period for the Master Plan and the required County review step for the Zoning Ordinance.

NEXT MEETING: April 9th, 2026

ADJOURNMENT: Motion to adjourn made Jerry, seconded Michelle K, and carried.