

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

CALL TO ORDER / PLEDGE: 6:00 PM

ROLL CALL: (TAKEN)

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

APPROVAL OF MINUTES:

January 8th, 2026 Minutes reviewed.

Discussion to correct the recorded motions for officer appointments in the January minutes.

Motion to approve the minutes with the noted corrections.

Motion made and supported. - Jerry motion to approve Michelle second all Yes.

GUEST: Denise Cline - NEMCOG

PUBLIC COMMENT:

None.

REGULAR MEETING:

- Capital Improvements Program (CIP)
 - o Reviewed the CIP project list for 2026-2031.
 - o Discussion on specific items:
 - Cemetery Improvements: Ongoing.
 - Transfer Site: Retained on list.
 - Tractor: High priority for Farley.
 - Tools/Machine: For snow removal (ice rink) and mowing.
 - Steps: Added new project for safer access (landings) at the hill.
 - Township Walking Trail: 15 acres connecting Fire Hall and Town Square. Donor requests progress. Eagle permit required.
 - Township Square: Added power access, food truck parking, and signage.
 - Storage Building: Updated to 30x40 size.
 - Fire Dept: Added request for upgraded pagers (~20 units).
 - o Noted completed projects in 2025: Cemetery pillars/trees, Perry Lake trees, Split rail fence, Town Square shelter.
 - o Approval Vote to send to Township Board:
 - Motion to forward the Capital Improvements Program to the Township Board.
 - Motion made and supported. All in favor - Jerry motion to send to board second by JohnM all Yes.
- Zoning / Master Plan (with Denise Cline)
 - o Review Draft Zoning Map & Future Land Use
 - Reviewed discrepancies between existing land use, tax classifications, and legal descriptions.
 - Consensus to combine "Agricultural" and "Forest Recreation" districts into a new "Farming and Forest" district to resolve conflicts.
 - Discussion on Commercial Overlay district along M-72.
 - Discussion on Minimum Lot Sizes:
 - Proposed 1/2 acre for the new Farming and Forest district.
 - Proposed 1/4 acre for R1 (Town) district.
 - Identified "Town" area (R1) as approximately 1/4 mile radius from the school.

- Identified Resort Residential areas.

NEXT MEETING: March 12th, 2026

ADJOURNMENT: Michelle Knepp all yes
Meeting Adjourned.