COMINS TOWNSHIP PLANNING COMMISSION MINUTES
Regular Meeting
Comins Twp. Hall @ 6:00pm September 10th, 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
all approved by all

GUEST: Denise Cline NEMCOG

PUBLIC COMMENT
None

Regular Meeting:
-Zoning Ordinance: Article 3 Denise Cline NEMCOG

Covered Sections
General Provisions
3.1 to 3.18

Key Discussion and Actions:
- Reviewed General Provisions sections in detail.
- Display of zoning permits: Determined not necessary to require posting on property.
- Municipal civil infraction ordinance: Retained existing language from current zoning ordinance (page 35). Penalties: $50 first offense, $250 second, $500 subsequent (within 90-day period). Each day a violation continues constitutes a separate offense. Decided not to create a standalone municipal civil infraction ordinance at this time.
- Use of consultants (9.7): Added language requiring Township Board approval for employing planning, engineering, legal, or other special consultants.
- Rezoning factors (Article 10): Clarified that not all rezoning review factors need to be met.
- County waivers: Updated language as previously discussed.
- Updated zoning map reviewed and left for reference. Denise Cline to finalize map changes for notice requirements. Properties with 11 or more adjacent parcels being rezoned generally do not require individual notices.
- Public hearing for adoption of Zoning Ordinance scheduled for

October 22, 2026 at 6:00pm.
- Township Board adoption scheduled for October 27, 2025.
- Denise Cline will prepare updated document incorporating tonight's changes and send for review.

NEXT MEETING: October 22nd, 2026 (Public Hearing for Zoning Ordinance)
ADJOURNMENT:
Motion to adjourn. Michelle Knepp
seconded by John McConnell
All in favor.

Minutes By John McConnell and GROK AI