

Regular Meeting Minutes
Charter Township of Haring Planning Commission
Tuesday, February 10, 2026, 6:00 PM
515 Bell Avenue, Cadillac MI 49601

- 1) **Call to Order:** Swiger called the meeting to order at 6:00 pm.
- 2) **Roll Call:** Mackie, Baldwin, and Swiger were present. Hill and Sharp were absent. **Staff present:** Green.
- 3) **Pledge of Allegiance**
- 4) **Public Comment #1:** *[none]*
- 5) **Approval of the Agenda:** Motion was made by Baldwin, with support by Mackie, to approve the agenda as presented. The motion carried with all in favor.
- 6) **Approval of January 13, 2026 Meeting Minutes:** Motion was made by Mackie, with support by Baldwin. The motion carried with all in favor.
- 7) **Scheduled Public Hearings:**
 - a) **Cheryl Gilbert & Kevin Cary – Request for a Special Use Permit to develop a Site Condominium project on portions of Parcel No. 2209-24-4302, 2209-24-4201, 2209-24-4202, & 2209-24-4204.**
 - i) **Present Application for Proposed Site Plan/Special Use Permit:** Both applicants were on hand to present their request. Green gave a brief outline of the application.
 - ii) **Site Plan Review – Review of Site Plan Checklist.** Green recommended holding off on Site Plan Review until review by the Township Engineer, Township Attorney, and other affected agencies, is complete. No further action was taken.
 - iii) **Open Public Hearing for Special Use Permit:** Swiger opened the Public Hearing at 6:10 pm.
 - iv) **Acknowledge Any Written Comments Received:** *[none received]*
 - v) **Receive Public Comments:**
 - (1) Kevin Carey, applicant, provided details regarding well and septic systems, driveway access, and road design.
 - (2) Kaylynn Pike, 11753 E 32 ½ Road, expressed concerns about such potential impacts as noise, homelessness, taxes, and groundwater quality.
 - (3) Dan Kotecki, 11892 E 30 ¾ Road, was concerned about traffic congestion on E. 34 Road resulting from the development and the loss of rural character.
 - (4) Thomas Merritt, 11777 E 34 Road, expressed concern about impacts on wildlife and well and septic systems impacting the groundwater.
 - vi) **Close Public Hearing for Planning Commission Discussion – Review of Special Use Permit Checklist:** Swiger closed the Public Hearing at 6:19 and opened the regular meeting for Commissioner Discussion. Green recommended that this item be tabled pending review by the Township Engineer, Township Attorney, and other affected agencies

and noted that the applicants will be responsible for paying for review by the Attorney and Engineer should they choose to move forward with their request.

vii) **Consider Motion for Approval, Conditional Approval, or Denial of Special Use Permit:** Motion was made by Baldwin, with support by Mackie, to table the requested Special Use Permit and Site Plan Review until the Township Engineer, Township Attorney, and all other affected agencies have had the opportunity to review the application and drawings and have provided written comments to the Planning Commission. The motion carried by a 3-0 roll call vote.

- 8) **Report of the Township Board Representative:** Baldwin reported on action taken by the Township Board at their February 9, 2026 Meeting.
- 9) **Report of the Zoning Board of Appeals Representative:** Green reported that the Zoning Board of Appeals has received a variance request and will be meeting soon.
- 10) **Report of Planning Consultant or Zoning Administrator:** Green provided a written report of permits and other activities in January 2026.
- 11) **New Business:** *[none]*
- 12) **Old Business:** *[none]*
- 13) **Correspondence Received:** *[none]*
- 14) **Public Comment #2/Planning Commission Member Comments:** *[none]*
- 15) **Adjournment:** Motion was made by Baldwin, with support by Mackie, to adjourn the meeting at 6:30 pm. The motion carried with all in favor.

Respectfully Submitted by:

Michael Green, Zoning Administrator


Susan Baldwin, Secretary