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**SOUTH ARM TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD  
September 9, 2025**

The September meeting of the Planning Commission was held in the South Arm Township Hall located at 2811 M-66 S, East Jordan, MI 49727.

**Call to Order:** The meeting was called to order at 6:00 p.m. by Chairperson Rogers.

**Members Present:** Carey, Crick, Dipzinski and Rogers

**Members Absent:** Bennett

**Staff Present:** John Ferguson, Zoning Administrator  
Kathy Froysaa, Recording Secretary

**Visitors:** Matt Cunningham  
Chris Grobbel  
Charles Kelly  
Joseph Miller

**Changes to Agenda:** There were no changes at this time

**Approval of July 22, 2025 Meeting Minutes:** Motion by Dipzinski, seconded by Crick to approve the minutes as presented. All ayes, motion carried

**Old Business:**

Rogers advised that the amendment to the ordinance regarding docks has been taken off the table and has been requested withdrawn by the Township Board, it will be handled when the ordinance is revised.

**New Business:**

**Master Plan and Revision of the Ordinance:**

Chris Grobbel introduced himself to the Commission. He is from Grobbel Financial Associates doing Environmental Protection Work and master planning work. He stated he has been doing this for 35 years and started working with what is now called EGLE in the Gaylord Office and in Lansing doing environmental protection work, he has been on his own and co-owned the engineering firm since the early 90's and started my own firm in 98. We are lucky enough to do about 25 plans and dozens of ordinances mostly in northwest Michigan, some downstate but mostly in this area, communities along the lakeshore. I was retained long ago to help you update your master plan. He stated there is a time frame to update the plan and the plan is to take those things that are currently in your plan and bring them forward, not to waste anything that is in there. There are a couple key areas that State law requires in the update. A master plan is supposed to be a 20 year vision of where you are headed, we do a lot of research and then to take

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those values and look into things that are doable and the last chapter of the plan is what the keys things are so under Michigan law you don't have to be zoning, but if you do it has to be based on a master plan, you can't do a zoning ordinance without a master plan and that master plan under Michigan law every 5 years which has to be updated. He stated that Township is a bit behind, we will get you caught up. In your master plan right now, there are some things that are missing, it is called the zoning plan which talks about those key areas in zoning that explore the next 5 years, you don't have to do them but if you do you have to have a master plan.

Further discussion was held

### **Zoning Administrators Report:**

Zoning Permits Issued:

Case No. 25-026, Keith Ogden at 6120 Behling Rd for a 24'x28' carport

Case No. 25-017, Justin & Katie Doran at 9586 Metz Rd (Brad Carey, Builder) for a 40'x64' pole barn

### **Parcel Divisions/Property Transfers:**

Case No. 25-025, Curt Derenzy at 8989 Rogers Rd. The split and combination were approved by the Split Committee on 9/2/25

Case No. 25-028, Marvin Bontrager at 7591 Rogers Rd. The transfer was approved by the Split Committee on 9/2/25

### **Ongoing Files and Complaints:**

Case No. 25-016, Dottie Barnett at 11334 Ellsworth Rd. I'm still working with our new attorney on this and we should have her in District Court soon.

An email was received from Jeff Rogers concerning a complaint from Doug Campbell about the seasonal end Ranney Rd being blocked by erosion from Manthei's pit. I called Manthei to get it cleaned up.

Next meeting is October 14, 2025 at 6:00 p.m.

**Adjournment:** Motion by Dipzinski, seconded by Carey to adjourn at 6:29 p.m.  
All ayes, motion carried.

Respectfully submitted:

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Kathy J Froysaa, Recording Secretary

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Jeffrey Rogers, Chairperson