

**SOUTH ARM TOWNSHIP PLANNING COMMISSION SPECIAL MEETING HELD  
November 11, 2025**

The Special June 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 Vice Chairperson Bennett

**Members' Present:** Bennett, Carey, Crick, Dipzinski

**Members Absent:** Rogers

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

**Visitors:** Dave & Miki Campbell  
Angie Dowker  
Leslie & Brian Kozminski  
Richard Kuhn  
Joseph Miller  
Michelle Morris  
Zac Scott  
Keith & Vicki Smith  
Don & Mary Veurink  
Cecil & Diana Weston

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**Changes to Agenda:** None currently

**Approval of October 14, 2025 Meeting Minutes:** Motion by Dipzinski, seconded by Crick to approve the minutes as presented. All ayes, motion carried

**Hearing on Special Use Permit at 8748 Nelson Rd, East Jordan, MI:**

Leslie Kozminski advised that she and her husband, Brian Kozminski are seeking a Special use Permit for an Event Barn at 8748 Nelson Rd, East Jordan for hosting events such as Weddings, Receptions, family gatherings, small concerts and other private functions. She stated they would limit the number of events per month and guest capacity, they would ensure adequate parking and traffic flow implementing noise control measures and comply with all health and safety regulations and would work with local vendors and services to support the local economy. She further advised that there would be no music after 10:00 p.m. and everyone to leave by 11:00 p.m.

Several neighbors voiced their objections regarding the noise, increased traffic and parking concerns with the 4 blind driveways in this area which are very close to each other, also with guests drinking and then driving causes more concern in the neighborhood. Most of the neighbors stated the reason they live in this area is for the quiet family friendly environment it provides. Several letters were received from neighbors in this area opposing this request.

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Public comments were closed at 6:32 at which time a lengthy discussion was held and it was determined that not enough information had been documented.

Motion by Carey, seconded by Dipzinski, to deny this request for a Special Use Permit due to not having enough information has been received based on #2 and #5 of the Standards for Granting a Special Use Permit. All ayes, motion carried

This hearing adjourned at 7:03 pm

## **Hearing on Special Use Permit at 7700 Rogers Rd, East Jordan, MI:**

Richard Kuhn advised he currently has a Special Use Permit at his property located a 7700 Rogers Rd to build greenhouse structures and he is seeking a Special Use Permit to build some other sheds for Valley Back Yards.

Discussion was held and it was decided to deny Kuhn's request.

Motion by Carey, seconded by Dipzinski, to deny Mr. Kuhn's request based on past actions with several properties.

All ayes, motion carried

## **Zoning Administrator's Report:**

### **Zoning Permits Issued:**

Case No. 25-035, Rick Robets at 8736 Rogers Rd for a new 32' x 64' pole construction type house and attached garage

Case No. 25-036, Scott & Cindy Townsend at 4162 Six Mile Lake Rd for a new 30' x 40' garage with an attached 8' x 20' lean-to

Case No. 25-037, Christine & Phillip Zoller (Valley Backyards Builder) at 5776 Six Mile Lake Rd (Lot 38) for a 15' x 50' cabin

Case No. 25-038, Christine & Phillip Zoller (Valley Backyards Builder) at 5776 Six Mile Lake Rd (lot 37) for a new 15' x 50' cabin

Case No. 25-039, David Smith at 7525 Rogers Rd for a 36' x 72' pole building

Case No 25-040, Karen Butler (South Arm Construction) for a 10' x 21' addition to existing cabin and an attached 12' x 16' conjc patio

Case No. 25-042, Matt & Barb Pruetz on Unit 8 of Lake Charlevoix Cove Condo for a new 1460 sq ft home with attached garage

Case No. 25-043, William Mast at 5375 Bellaire Rd to replace the existing hoop barn with a 60' x 100' pole barn

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

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Case No. 25-041, William Anderson (Parcel No 014-018-002-00) off the Ellsworth Rd for a 30-acre split with 9.941 acres remaining. We'll approve this prior to Wednesday's Board Meeting

## **New & Ongoing Files:**

Case No. 25-032, Landscape Supply (Rob Moblo) at 2324 M66 S, had a couple conversations with this neighbor, Georgia Boyer, who has been talking with Rob & Building Department in Charlevoix. The building department will issue him a permit to complete the home if he can get engineering certificate stating the current building materials pass inspection or if they don't, remove what doesn't and replace.

Case No. 014, Max Sasso (Dutchman Bay Storage) at 1137 Peninsula Rd. His Special Use Permit request to enlarge his business will be heard on June 10, 2025 and either Bennet or I will give the Board a full verbal report at the June 11 meeting.

Case No. 25-016, Dottie Barnett at 11334 Ellsworth Rd the ball has been temporarily dropped on this until Charlevoix County hires a Magistrate and we get our attorney's situation straightened out.

Case No. 25-029, Richard and Pollyanna Kuhns at 7700 Rogers Rd the Planning Commission will hold public hearing on November 11, 2025 at 7:00 pm to listen to and act upon his Special Use Permit for constructing sheds.

Case No. 25-033, Brian & Lesley Kozminski at 8748 Nelson Rd the Planning Commission will hold a public hearing on November 11, 2025 at 6:00 pm to listen to and act upon their Special Use Permit request for an events venue

Listened to Mrs. Burzynch on Lalonde Rd about her complaint regarding the neighbor's deck being 3' from the common property. Research indicates that he asked to replace an existing deck on the same footprint which didn't require a permit. Also discussed were the neighbor's chickens and asked that she file a written complaint with Zoning Administrator

Next Meeting is May 12, 2026 at **6:00 p.m.**

Motion by Dipzinski, seconded by Carey to adjourn at 7:26 p.m. All ayes, motion carried

All ayes, motion carried.

Respectfully submitted:

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Kathy J Froysaa, Recording Secretary

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Erick Bennett, Vice Chairperson