

**SOUTH ARM TOWNSHIP PLANNING COMMISSION REGULAR MEETING HELD  
May 12, 2026**

The May 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:** Bennett, Crick, Dipzinski and Rogers

**Members Absent:** Carey

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

**Visitors:** Anne Miller  
Beth Miller  
James Miller  
Joseph Miller, Legacy Manufacturing  
Maxwell Sasso, Dutchman's Bay Storage

**Changes to Agenda:** Motion by Bennett, seconded by Crick to accept agenda as written. All ayes, motion carried

**Approval of November 11, 2025 Meeting Minutes:** Motion by Dipzinski, seconded by Crick to approve the minutes as presented. All ayes, motion carried

**Old Business:**

**Master Plan and Ordinances:** Nothing to report currently

**New Business:**

**Special Use Permit:**

**Dutchman's Bay Storage located at 1137 S Peninsula Rd, East Jordan. Tax ID: 15-014-010-002-20**

Mr Sasso advised requesting to expand his current Special Use Permit for storage operations into a public garage by utilizing the existing structure/newly designed addition to maintain the professional low-profile aesthetic of the current facility.

Discussion as held and he was advised that if he intends to sell vehicles, he may need State Licensing.

Motion by Crick, seconded by Dipzinski to amend Sasso's Special Use Permit to include a Public Garage. All ayes, motion carried

**Special Use Permit:**

**Legacy Manufacturing located at 9545 Rogers Rd, East Jordan. Tax ID: 15-014-028-017-95**

Joseph Miller advised he his business will remain a very small low impact operation and the goal is to provide employment for their families and a maximum of two (2) additional employees. The facility will be designed, constructed, operated and maintained in a manner consistent with rural atmosphere of the neighborhood and would like to include welding, assembly and machining which would all be done inside his pole barn and he will be considerate of his neighbors, he has discussed this with his neighbors and they have not voiced any objections.

Discussion was held regarding this request.

Motion by Bennett, seconded by Crick to approve Special Use Permit for the property at 9545 Roger Rd. East Jordan, MI under the following conditions:

Truck traffic is limited so as not to disturb neighbors, all work will be done inside the building i, Noise shall be limited to not detectable, the grounds shall be maintained in neat and lean way.

( This special use permit shall receive additional consideration at the meeting of June 9, 2006, and may be substantially changed. It is included here as a matter of record)

Motion carried, all ayes

**Zoning Administrators Report – April 3, 2026 thru May 8, 2026:**

Zoning Permits Issued:

Case No. 26-010, Michael Ingalls at 3501 Nelson Rd for a new 24'x40' pole barn  
Case No. 25-011, Lexi and George Witley (Toby Prevo Builders) at 7767 Rogers Rd for a 24'x32' single story addition to the existing home

**Parcel Divisions/Property Transfers:** There were none to report

**Miscellaneous Information & New Files:**

Case No. 26-001, Joseph and Anne Miller at 9545 Rogers Rd, public hearing to be held May 12, 2026 for a Special Use Permit, a full report will be given to the Township Board on May 13, 2026

Case No. 26-003, Bruce and Barbara Willnsky (Performance Engineers) have postponed their Zoning Board of Appeals hearing until June 11, 2026 to get better prepared  
Case No. 26-005, Max and Anthony Sasso (Dutchman Bay Storage) at 1137 Peninsula Rd, public hearing to be held May 12, 2026 for a Special Use Permi, a full report will be given to the Township Board on May 13, 2026.

Case No. 26-012, Lesley and Brian Kozminski at 8748 Nelson Rd, special public hearing is scheduled for June 9, 2026 for them to reapply for a Special Use Permit for an events venue  
Case No. 26-013, Jay Peck at 4091 Waterman Rd, there have been numerous complaints about someone hauling junk out to the road after cleaning out a mobile home located thereon. Attempts are being made to have Peck clean it up.

Case No. 26-013, Dottie Barnett at 11334 Ellsworth Rd pictures will again be taken and a letter will be sent to her with a citation enclosed to appear before 90<sup>th</sup> District Court in Charlevoix

Received numerous complaints about junk and non-operative vehicles on the property of Leslie McFarland at 11245 Ellsworth Rd. Photos will be taken and the process will start to get property cleaned up.

Next meeting is a Special Meeting on June 9, 2026 at 6:00 p.m.

**Adjournment:** Motion by Dipzinski, seconded by Bennett to adjourn at 6:38 p.m.

All ayes, motion carried.

Respectfully submitted:

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