

**SOUTH ARM TOWNSHIP PLANNING COMMISSION SPECIAL MEETING HELD  
June 09, 2026**

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 Chairperson Rogers.

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

**Members Absent:** Bennett

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

**Visitors:** Jonas and Emma Borntrager  
Dave and Miki Campbell  
Don and Mary Deurink  
Angie Dowker  
Chris Grobbel  
Norma Hardy  
Allan and Crystal Jackson  
Brian and Lesly Kozmimki  
Archie Lundy  
Jamie and Jenny Maher  
James and Bethany Miller  
Michelle Morris  
Denny and Pearl Priest  
Tracy Reeves  
Gaerrie Smith-Warner  
Levi Stark  
Mike Stark Jr  
Mike Stark  
Cecil and Diana Weston

Draft

**Changes to Agenda:** None currently

**Approval of May 12, 2026 Meeting Minutes:** Motion by Crick, seconded by Dipzinski to approve the minutes as presented. All ayes, motion carried

**Old Business:**

**Master Plan:**

Chris Grobbel from Grobbel Environmental was present and advised that he has been working on the master plan which needs to be updated, he also included a survey which he hopes will be

sent out to the property owners with their summer tax bills. He asked the Commission members review it and that special meetings need to be scheduled to get the Master Plan finished

**New Business:**

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

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Brian and Lesly Kozmimski are requesting a Special Use Permit for an events center on their property located at 8748 Nelson Rd, Rax ID: 15-014-027-007-00.

Lesly Kozmimski stated they are proposing a small scale event barn to host private gatherings such as micro-weddings, family reunions and similar celebrations, the event center will accommodate approximately 75 guests per even and will operate within a mixed-use area. She further stated that it would have indoor only amplified sound and the events would conclude at 10:00 pm with the music volume gradually reduced at 9:30 pm, they would have landscaping and tree buffers to absorb the sound and a designated on-site manager will be present at all events to oversee noise control, parking and guest behavior ensuring respectful use of the property.

Several neighbors were in attendance to voice their objections to this request based solely on the South Arm Township Zoning Ordinance specifically articles 4, 6 and 7 which would have direct impacts on the neighboring property. The driveway entrance is located just past the crest of the hill with limited sight distance and may suddenly encounter a vehicle turning broadside across their lane during arriving and departing the venue.

Lengthy discussion was held regarding this request.

Chairman Rogers asked for any more comments, there were none voiced and the hearing was closed at 6:47 pm

Motion by Crick, second by Dipzinski that the request for Special; Use Permit is denied for lack of compatibility with adjacent land use.

Motion carried all ayes

**Special Use Permit at 9545 Rogers Rd, East Jordan, MI**

Joseph and Ann Miller are requesting a Special Use Permit for welding repair and warehousing use in their pole barn.

There were neighbors present who were opposed to this request stating it would create too much noise and traffic for the residential area where this pole barn is located.

Discussion was held and it was decided to deny this request.

Motion by Carey, seconded by Crick that the request for Special Use Permit be denied for lack of compatibility with adjacent land use.

Motion carried, all ayes

sent out to property owners with their summer tax bills. He asked the Commission members review it and that special meetings need to be scheduled to get the Master Plan finished. Special meetings have been scheduled for June 23, 2026, July 14, 2026 and July 28, 2026 at 6:00 pm

Chairman Rogers asked for any further comments, there were none, so the hearing was closed at 7:13 pm

**Zoning Administrator's Report:**

Draft

**Zoning Permits Issued:**

Case No. 26-016, Maxwell Sasso (Dutchman Bat Storage) at 1137 Peninsula Rd for a sign permit

**Parcels Divisions/and Complaints:**

Case No. 26-017, Linda Van Andel at 5526 Six Mile Lake Rd wanted the two (2) parcels split on 5/22/26

**Miscellaneous Information and New Files:**

Case No. 26-001, Joseph and Ann Miller at 9545 Rogers Rd are requesting a second public hearing for their request for a Special Use Permit, hearing is scheduled for 6:45 pm on June 9, 2026

Case No. 26-003, Bruce and Barbara Willinsky on Lot 1 of Lalonde Subdivision, the Zoning Board of Appeals will hold a public hearing regarding their application for a 40' variance from the required 50' creek set-back which would allow them to build on the lot

Case No. 26-005, Max and Antony Sasso from Dutchman Bay Storage were granted a Special Use Permit which revises their current permit for maintenance of stored boats and other vehicles.

Case No. 26-012, Lesly and Brian Kozmimski at 8748 Nelson Rd requested another public hearing on their revised application for an events venue, this is scheduled for 6:00 pm on June 9, 2026

Case No. 26-013, Dottie Barnett at 11334 Ellsworth Rd will soon be receiving a summons to appear in 90<sup>th</sup> District Court for her violation of the Township blight ordinance

Case N. 26-014, Leslie McFarland at 11245 Ellsworth Rd will be receiving a letter giving him 45 days to clean up his blight condition.

Next Regular Meeting is July 14, 2026 at **6:00 p.m.**

Motion by Dipzinski, seconded by Carey to adjourn at 7:21 p.m. All ayes, motion carried

All ayes, motion carried.

Respectfully submitted: