

**SOUTH ARM TOWNSHIP PLANNING COMMISSION SPECIAL MEETING HELD  
August 11, 2026**

The Special August 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:** Richard & Pollyanna Kuhns  
David Lewis  
Patricia Wilcox  
Alvin & Kathy Irene Yoder  
Samuel Yoder

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**Changes to Agenda:** None currently

**Approval of July 14, 2026 Meeting Minutes:** Motion by Carey, seconded by Dipzinski to approve the minutes as presented. All ayes, motion carried

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

Richard Kuhns advised that Ruddy Turnstone Greenhouse wants to sell their business to him and he wants to move the business across the road with intentions of expanding the business with produce, baked goods, etc. He further advised it would have a store front appearance; he feels that it would draw people in and would be good for the Community. The hours of operation would be 8:00 am to 5:00 pm Monday through Saturday, they would also have the parking lot off Rogers Rd.

Discussion was held and it was decided that Kuhns needs to present a more detailed site plan and he must also obtain the proper State and Local requirements along with obtaining zoning and building permits for this project.

Kuhns' request has been tabled until the regular September 9, 2026 meeting.

**Zoning Administrator Report**

**Zoning Permits Issued:**

Case No. 26-025: Neil Mcneil at 5386 Miles Rd for a 24'x32'x14' pole barn with a 12'x32' lean-to-5-035,

Case No. 26-026, Michael Tomkins at 10044 Lord Rd for a new 520 sq ft deck and a 160 sq ft mudroom addition  
26-028, Joe Beechy at 5201 Norwegian Rd for a new 16'x48' storage building

**Parcel Divisions/Property Transfers:**

Case No. 26-024, Bill Werner at 6490 M32 Hwy for a 4.50 acre spilt off the East side of the property with a remainder of 7.766 acres which includes a house and 2 barns on the west side. The approval was given on July 8, 2026

**Miscellaneous Information & New Files:**

Case No. 26-013, Dottie Barnett at 11334 Ellsworth Rd. The District Court had me revise and re-send the citation to Barnett, apparently, they are in the process of scheduling a court date

Case No. 26-014, Leslie McFarland at 11245 Ellsworth Rd is slowly making progress and I will stop and talk to him again this week

Case No. 26-020, Richrd and Pollyanna Kuhns at 7700 Rogers Rd will have their public hearing on August 11, 2026 at 6:00 pm for a Special Use Permit which would allow them to purchase and operate Yoders greenhouse operation and will move it across the road to their property

Case No. 26-027, Nathan Skop on lot 1 and part of lot 2 of Grutsch subdivision on LaLonde Rd has requested a public hearing for a variance allowing him to construct a new pole barn without building a house first. This public hearing will be on September 15, 2026 at 6:00 pm

Next Meeting is September 8, 2026 at 6:00 p.m.

Motion by Carey, seconded by Dipzinski to adjourn at 6:39 p.m. All ayes, motion carried

Respectfully submitted:

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Kathy J Froysaa, Recording Secretary

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Jeffry Rogers, Chairperson

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