Lovells Township Planning Commission (LTPC)
October 26, 2026
Regular Meeting Minutes

1. Call to order, Pledge, Roll call...Wright, Brand (chair), Soderquist, *Swieczkowski (absent)*, Johnson
2. Recognition of Visitors...*Deb Brown (SMI International for Vertical Bridge)*
3. Approve meeting minutes...7/13/2026 *Motion Brand, Second Wright all ayes motion passed*
4. Correspondence... formal resignations from Simonelli and Orin

Old Business

CASE NO. 7-06-2026-003 Rezoning Amendment

Put new rezone application in circulation. Received new app from Brent & Deb Brown. Dale reviewed rezoning request based on Residential versus Residential-Forest, Tower height (200+ not allowed). *Brown made it clear that there are only a few locations acceptable to Vertical Bridge that meet the tower location needs. Discussed the fact that spot zoning is illegal in Michigan. Next step is to review acceptable locations already in the RECREATION & RESIDENTIAL DISTRICT, R-R. PC will also review zoning maps (future land use versus current zoning to ensure accuracy.*

CASE NO. 7-06-2026-004 - Compatible Renewable Energy Ordinance

Provide sample for review by November. *Will print for PC review before next meeting.*

New Business

CASE NO. 10-26-2026-001 - Data Center Ordinance *Will print for PC review before next meeting.*

CASE NO. 10-26-2026-002 Franchise agreements with specific companies. Lovells has 4 existing service agreements that need to be reviewed. *Will print for PC review before next meeting.*

CASE NO. 10-26-2026-003 Shipping Containers *Will print for PC review before next meeting.*

CASE NO. 10-26-2026-004 Master Plan Review

Begin review of master plan. Assign Step 2 (new more accurate information...Soderquist)
Goals should be reviewed (generic goals are best for grants). *Want to verify our specific concerns are covered. Motion Wright...Moved that we formally begin Master Plan review process. Second Soderquist all ayes.*

Informational

1. Lovells is joining Crawford County in a combined recreation plan. As part of Master Plan Review need to make sure all potential Grants are supported by our Master Plan and shared Recreation Plan
2. Review Time line for Public hearing

15 day notice period, provide notice by Thusday...Avalanche Weekly on Thursday morning,

Sample: 10/26 meeting, public hearing ASAP, 10 days till Avalanche (11/5), 15 day notice period (Friday 11/20), Notices should be posted (township, transfer station, retail on 11/20 to allow 3 days). So Monday 11/23 would seem to be the first available date.

- If legal review is needed (ordinance changes) 2 months should be added to the timeline above. This may overlap with mail and public notices to some extent.
- If PC action allows a mail-in response (neighboring properties) then 21 days should be allowed for response. Add an extra week because it is holiday time. So, 28 days instead of above for master plan input. Once input is received via mail then schedule public hearing (some overlap?).

Wasn't time for a formal review...will revisit in next PC meeting

Planning Commission Input/Decisions - none
Open Public Comment ...Close Public Comment
Next regular scheduled meeting 1/4/2027 @ 5:00 pm (work session 11/16/2026 @ 5:00 pm

Adjournment @ 6:45 pm