

TUSCOLA COUNTY PLANNING COMMISSION
125 W. Lincoln Street, Caro, Michigan 48723
Phone: 989-672-3700 Fax: 989:672-4011
Email: tcplanning@tuscolacounty.org

Minutes

November 2025

Wednesday, November 5, 2025

- I. CALL TO ORDER: 5:00 p.m.
- II. THE PLEDGE TO THE FLAG
- III. ROLL CALL – Lonnie Kester, Albert Pearsall, Rick Boylan, Matt Webb, Jane Rymarczyk, Heidi Stark, Estee Bitzer - Board Representative: Kim Vaughan
- IV. Absent: Kim Vaughan
- V. Guests: Tammy Deanzer
- VI. APPROVAL OF THE AGENDA for November 5, 2025. R. Boylan motioned to approve. Seconded by A. Pearsall. Motion carried.
- VII. APPROVAL OF THE MINUTES for October 1, 2025. H. Stark motioned to approve. Seconded by A. Pearsall. Motion carried.
- VIII. COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA: H. Stark discussed training available from MSU Extension. Commission discussed Arbela Township proposed solar farm project.
- IX. OLD BUSINESS: None
- X. NEW BUSINESS:
 - a. PA 116, Hecht, Rodney and Cheryl, Sec 35, TN 13N, R7E, Gilford Township, 11.5 Acres. A. Pearsall motioned to approve. Seconded by M. Webb. Motion carried.
 - b. PA 116, Ackerman, Mitchell, Sec 4, TN 12N, R8E, Juniata Township, 55 Acres. M. Webb motioned to approve. Seconded by E. Bitzer. Motion carried.
 - c. PA 116 Bierlein, Brian W., Lois J., Anothony J., and Donna J., Sec 20, TN 12N, R7E, Denmark Township, 37 Acres. A. Pearsall motioned to approve. Seconded by M. Webb. Motion carried.
 - d. PA 116 Hecht, Darwin, Sec 31, TN 10, R7E, Millington Township, 119 Acres. A. Pearsall motioned to approve. Seconded by M. Webb. Motion carried.
 - e. PA 116 Hecht, Neil, Millington Township. (One page was missing information so PA 116 was returned to Millington Township).
 - f. Denmark Township Ordinances – Construction Codes. Acknowledgement Letter sent to Denmark Township. A. Pearsall motioned to approve. Seconded by M. Webb. Motion carried.
 - g. Millington Township Ordinances – Special Land Use and Blight. Acknowledgement Letter sent to Millington Township. R. Boylan motioned to approve. Seconded by E. Bitzer. Motion carried.

- XI. OTHER ON-GOING BUSINSS: R. Boylan decided to not renew his position on the commission for 2026.
- XII. Commission approved for "Zoning Board of Appeals Online Certificate Course" \$125.00 - J. Rymarczyk. H. Stark motioned to approve. Seconded by E. Bitzer. Motion carried.
- XIII. ADJOURNMENT: 5:50 p.m.

Lonnie B. Kester

Lonnie B. Kester, Chairperson
Tuscola County Planning Commission

Tuscola County Planning Commission

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December 7, 2025

Tuscola County Planning Commission

125 W. Lincoln Street, Suite 500

Caro, MI 48723

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Tuscola Township

P.O. Box 1702

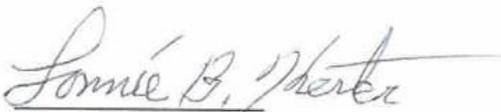
Vassar, MI 48768

RE: Tuscola Township – The Tuscola Assembly of God Church – Addition of a driveway, rear parking lot, and septic tank/field

At the 3 December 2025 Tuscola County Planning Commission meeting, the commission reviewed the site plan for The Tuscola Assembly of God Church – Addition of a driveway, rear parking lot, and septic tank/field and acknowledges this improvement.

These documents will be placed on file.

Respectfully,



Lonnie B. Kester, Chairperson

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Millington Township

8553 State Rd

Millington, MI 48746

RE: Millington Township Zoning Text Changes

At the 3 December and 2025 Tuscola County Planning Commission meeting, the commission reviewed and acknowledges in an affirmative response to the proposed Millington Township Ordinance Amendments – Section 5.03(J) – Extractive Uses (clerical correction), Sections 14.14 (Recreational Vehicles & 14.09 (Temporary Dwellings) – Sanitary Waste Documentation, Section 19.02 – Appeals. Section 14.14 (C) – Moving Building/Used Manufactured Homes.

These documents will be placed on file.

Respectfully,



Lonnie B. Kester, Chairperson
Tuscola County Planning Commission

Lonnie Kester, Chairperson – Albert Pearsall – Rick Boylan – Matt Webb - Heidi Stark – Jane Rymarczyk –
Estee Bitzer, and Kim Vaughan, Board Representative

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Elmwood Township – Planning Commission

C/O PC Secretary

P.O. Box 156

Gagetown, MI 48735

RE: Elmwood Township - "Notice of Intent to Prepare an Amendment to the Master Plan"

At the 3 December 2025 Tuscola County Planning Commission meeting, the commission reviewed the "Notice of Intent to Prepare an Amendment to the Master Plan" and acknowledges the preparation of a Master Plan Amendment.

These documents will be placed on file.

Respectfully,



Lonnie B. Kester, Chairperson

Tuscola County Planning Commission

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Akron Township Planning Commission

4280 Bay City Forestville Road

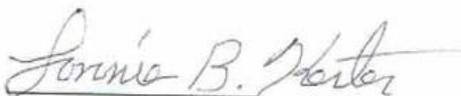
Unionville, MI 48767

RE: Akron Township - "Notice of Public Comment Period – Akron Township Master Plan"

At the 3 December 2025 Tuscola County Planning Commission meeting, the commission reviewed the "Notice of Public Comment Period – Akron Township Master Plan" and acknowledges your effort.

These documents will be placed on file.

Respectfully,



Lonnie B. Kester, Chairperson

Tuscola County Planning Commission

Lonnie Kester, Chairperson – Albert Pearsall – Rick Boylan – Matt Webb - Heidi Stark – Jane Rymarczyk –
Estee Bitzer, and Kim Vaughan, Board Representative

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Millington Township
8553 State Rd
Millington, MI 48746

RE: PA 116 Review for Tax Parcel – Hecht, Neil, 80 Acres

At the 3 December 2025 Tuscola County Planning Commission meeting, the commission reviewed the package for Hecht, Neil regarding the land parcel located in Tuscola County, Millington Township, Section 16, Town Number 10N, Range Number 8E. The parcel is listed as consisting of 80 Acres.

The Tuscola Country Planning Commission recommends approval of this package with the following corrections first fill in item 8. Section, Town Number, and Range Number next item 20. date this package.

Please contact the Planning Commission if you need the submitted paperwork returned.



Lonnie B. Kester, Chairperson
Tuscola County Planning Commission