

Tuscola County Planning Commission

125 W. Lincoln St. Caro MI 48723

Phone: 989-672-3700 Fax: 989-672-4011

Email: tcplanning@tuscolacounty.org

MINUTES

June 2026

Wednesday, June 3, 2026

- I. CALL TO ORDER: 5:01 P.M.
- II. PLEDGE TO THE FLAG
- III. ROLL CALL – Present: A. Pearsall, M. Dusute, E. Close, E. Bitzer, M. Webb, H Stark.
- IV. Absent: J. Rymarczyk- Excused
- V. Guests: None
- VI. APPROVAL OF THE AGENDA for June 3, 1026. M. Webb motioned to approve with updates. Seconded by E. Bitzer. All voting in favor; motion passed.
- VII. APPROVAL OF THE MINUTES for May 5, 2026. H. Stark motioned to approve. Seconded by M. Dusute. All voting in favor; motion passed.
- VIII. PUBLIC COMMENT: None.
- IX. COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA: The Commission discussed recent developments in the 233 Lawsuit and discussed some of the background of the case.
- X. OLD BUSINESS: H. Stark presented the Tuscola County Planning Commission Annual Report for 2025 for discussion and corrections. A. Pearsall motioned for approval of the report and presentation to the Tuscola County Board of Commissioners. M Dusute seconded. All voting in favor; motion passed.
- XI. NEW BUSINESS:
 - a. Columbia Township -Proposed Zoning Ordinance Amendment 4-1 Parcel Requirement Zoning Ordinance Amendment- Withdrawn by Township
 - b. Marathon Township -Updated Master Plan 2026 - Plan received after the 15th of May. Tabled discussion to July.
 - c. Gilford Township Notice of Intent to Prepare an Amendment to the Master Plan. -Notice of intent put on file and letter of receipt to be sent.
 - d. PA 116 Mark Fischer, SEC 10; Tn14N; R8E; Akron Township. - New State form is noted. M. Webb moves to send a letter indicating the Planning Commission review found that corrections are needed: The requester needs to check the 40+ acres box; and #19 should add up to a total of 120 acres. E. Bitzer seconded. All voting in favor; motion passed.
 - e. PA 116 Karen Harrington & Marilyn Harms, SEC 5; Tn 13N; R9E; Almer Charter Township. M. Webb moves to send a letter indicating the Planning Commission review found that the PA 166 application appears to be currently completed. All voting in favor; motion passed.
- XII. OTHER ON-GOING BUSINESS: The Commission discussed recent news regarding affordable housing, the number of houses on lots, minimum lot requirements, and house sizes.
- XIII. ADJOURNMENT 5:42 PM