

Planning Commission: Hudson Township
June 23, 2026 Minutes

True Copy

Call to order: Meeting called to order at 7:00 PM in the Township Hall by Vice Chairman, John Knott

Roll Call:	Erik Hagstrom (Chairman):	Absent
	John Knott (Vice Chairman):	Present
	Payton Bauman (Township Board):	Present
	Ed Sanocki (Secretary):	Present
	Jim Landin (Member):	Present

Also in attendance: Planner Sara Schroeder, Zoning Administrator Frank Wasylewski, Clerk Cecilia Smith

Welcome to Payton Bauman as Township Board representative.

Approve meeting minutes:

Vice Chairman, John Knott initiated discussion by asking Commission members if they had reviewed draft meeting minutes from October 20, 2025. John, Payton and Ed have reviewed. No changes required. Vice Chairman requested a voice vote to approve minutes. All in favor – Aye.

Items from January 20th meeting

- *Zoning Ordinance home occupations by right*
 - *Motion by Randi Terry to allow home occupations by right in all districts except C-LI. Motion seconded by John Knott.*
 - Sara will update the draft zoning ordinance
- *13.03.03 Repeal*
 - *Confirm that wording states that all past zoning ordinances are obsolete / repealed. wording is confusing and indicates a 1988 document. Current zoning ordinance was July 1994, with 4 amendments in 2003*
 - Sara will correct. Refer to 1974 – 1994 – 2003 zoning ordinance and updates

New Business

Review Draft Meeting Minutes Charlevoix County Planning Commission May 7, 2026 (attached)

- Section 2.20 Private Roads
 - Following much discussion and review of Sara's draft, decision to use section 4.25 of the current zoning ordinance to define requirements for private roads. Execution during lot split and parcel development.
 - Sara will make this update

- Accessory Dwelling will not be allowed in Conservation & Forestry district. Maintains intent of district. No changes to draft of zoning ordinance. Agreement to use the added definition for accessory dwellings.
- Accessory building construction is allowed without principal structure as defined in districts. No changes.
- Extractive industries will be allowed in LDR by right. No changes.
- Christmas tree farms & maple syrup production are covered by Agricultural Operation.
- Public use definitions are sufficient. No changes.
- Minimum lot sizes are consistent with the master plan
- Solar farm requirements in June draft are sufficient

Clarification on other sections of the June Draft

- Extractive industries will be defined as special use in allowed districts. Sara will update.
- Contractor storage yards will be defined as special use. Sara will update.
- Section 6.25 will be updated to clarify tower height and setback.

Vice Chairman John Knott stated that no motions are required at this time, as these updates will be in the final draft of the zoning ordinance.

New Items:

Adjourn: A motion to adjourn the meeting by Ed Sanocki, seconded by Jim Landin. All in favor, motion passed and meeting adjourned at 9:18 pm

Submitted by: Edward Sanocki, Secretary Planning Commission