

Springvale Township Planning Committee
Regular Meeting Minutes for June 23, 2025

DRAFT

Members present: William Shorter, Joel Kato, Nancy Brady, Becky Fettig, Tim Bigelow

1. Call to Order: Chairman William Shorter called the meeting to order at 7:00 p.m.
2. Minutes: Becky Fettig made a motion to accept the minutes from March 24, 2025. Joel Kato seconded this motion. The minutes were approved by a vote of 5 – 0.
3. Public Comment: There were no public comments.
4. Reports: Nothing to report.
5. Old Business:
6. New Business:

Case #PSVP25-004: A request by Crystal Patrick for a Special Use Permit-Home Based Business-nail salon. The property is zoned FF-2 Farm and Forest, and is located within Springvale Township, Tax Parcel 14-20-14-400-041, 1734 Twildo Road. Crystal Patrick presented the facts of this case.

The committee held a good discussion of this case and addressed questions from an audience member regarding the septic system and driveway access.

The Planning Committee reviewed this request specifically as it relates to Articles 8, 19, 20, 21, 22 & Section 26.09 of the Emmet County Zoning Ordinance.

Bill Shorter and Joel Kato both stated that the package of materials provided for this case was exceptional.

Joel Kato made the motion to APPROVE Case #PSVP25-004, Crystal Patrick, for a Special Use Permit for a Home Based Business for a nail salon at 1734 Twildo Road, Section 11, Springvale Township, as identified in the Zoning Action Application and as shown on the plot plan all dated Received May 16, 2025, because the standards of Articles 8, 19, 20, 21, 22 & Section 26.09 of the Zoning Ordinance have been met based on the facts presented in this case and because Springvale Township recommended APPROVAL. Tim Bigelow seconded the motion. All five members approved the motion.

7. Public Comment:

Nancy provided a brief summary of the materials presented by Catherine P. Kaufman and T. Seth Koches of Bauckham, Thall, Seeber, PC, at the May 21, 2025, Introduction to Planning and Zoning Seminar in Gaylord, Michigan. Highlights included discussions of Master Plans, Zoning Ordinance, Site Plans, Special Use Applications, and Zoning Board of Appeals.

The next meeting is scheduled for Monday, July 28th, at 7 pm.

8. The meeting was adjourned at 7:20 p.m.

Authorized Signature

** SPC minutes are "not approved" until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairmen, or Secretary.