POWELL TOWNSHIP PLANNING COMMISSION
MEETING – Wednesday, August 19, 2026

MINUTES (Draft, Subject to approval at September Meeting)

1. Call to Order.
   The meeting was called to order by Chair Bruce Hutchinson at 7:02 p.m.

2. Pledge of Allegiance.

3. Public Comments.
   Alex Berrones, Wetlands Program Coordinator, Citizens for a Safe & Clean Lake Superior, addressed the need for wetlands protection and preservation.

4. Attendance.
   Present: Bruce Hutchinson, Denise Hudson, Mike Kantola, Bob Suess
   Absent: Kim Tull

   (B. Hutchinson will check with Township Supervisor to determine if K. Tull's term as Planning Commissioner has expired and with K. Tull to assess her interest in serving.)

5. Agenda.
   Motion to approve the agenda, as modified with a Special Order of New Business for Organizational Items related to the Bylaws.
   - Moved by D. Hudson, Seconded by B. Suess. Passed 4-0.

6. Communications/Correspondence.
   None.

7. New Business (Organizational Items)
   a. Motion to appoint B. Suess as Planning Commission Secretary.
      - Moved by D. Hudson, Seconded by B. Hutchinson. Passed 4-0.
   b. Motion to officially appoint M. Kantola as the Planning Commission's representative to the Zoning Board of Appeals.
      - Moved by D. Hudson, Seconded by B. Hutchinson. Passed 4-0.
   c. Point of Order. It was noted that the Powell Township Planning Commission Bylaws needed to be updated to reflect prior action to amend Section 4: Meetings, A. Regular Meetings which changed the meeting date from the third Tuesday to the third Wednesday of each month.

d. Motion to amend Bylaws Section 4: Meetings, D. Quorum to read: "A majority of the total number of *sitting* members shall constitute a quorum . . . "
    - Moved by B. Suess, Seconded by B. Hutchinson. Passed 4-0.
e. Motion to amend Bylaws Section 3: Officers, D. Duties of the Secretary to read: "The secretary shall . . . be responsible for *distributing* the minutes *to all Planning Commission members within 48 hours* of each meeting . . . "
    - Moved by B. Suess, Seconded by B. Hutchinson. Passed 4-0.
f. Motion to amend Bylaws Section 4: Meetings, E. Order of Business to read: "The secretary shall prepare an agenda for each meeting *(and distribute a copy to each Planning Commission member at least 48 hours in advance of each meeting)* . . .
    - Moved by B. Suess, Seconded by M. Kantola. Passed 4-0.
g. Motion to amend Bylaws Section 4: Meetings, E. Order of Business to read: "The secretary shall prepare an agenda for each meeting (and distribute a copy to each Planning Commission member at least 48 hours in advance of each meeting *and to verify each Planning Commission member's planned attendance at each meeting)* . . .
    - Moved by B. Suess, Seconded by D. Hudson. Passed 4-0.

8. Unfinished Business.
    a. Short-Term Rentals.
    Motion to form a committee to study this issue and to report to the Planning Commission any recommended action.
        - Moved by B. Hutchinson, Seconded by D. Hudson. Passed 4-0.
        - B. Hutchinson to chair, D. Hudson to serve as member.
        - Informational Item: D. Hudson will share details regarding an upcoming Webinar on Short-Term Rentals scheduled for October 6.

9. New Business
    a. Accessory Dwelling Units.
    Motion to form a committee to study this issue and to report to the Planning Commission any recommended action.
        - Moved by B. Suess, Seconded by D. Hudson. Passed 4-0.
        - B. Suess to chair, M. Kantola to serve as member
    b. Data Centers.
    Motion to form a committee to study this issue and to report to the Planning Commission any recommended action.
        - Moved by B. Suess, Seconded by D. Hudson. Passed 4-0.
        - D. Hudson to chair, B. Suess to serve as member.

10. Board Comments.
    - B. Hutchinson: Next Planning Commission Meeting scheduled for Wednesday, September 16 at 7:00 p.m.

11. Adjournment.
    Motion to adjourn at 8:45 p.m.
    - Moved by B. Suess, Seconded by B. Hutchinson. Passed 4-0.