

SHERMAN TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
January 8, 2025

1. Meeting called to order 7:00 pm. Pledge
2. Roll Call:  
Present: Doug Berens, Wayne Berens, Jim VanBoven, Don Clark, Al Smalligan, Butch Deur, Mark Kukal
3. Approval of Agenda: 1<sup>st</sup> by Don Clark and 2<sup>nd</sup> by Al Smalligan
4. Approval of Meeting Minutes: 1<sup>st</sup> by Doug Berens and 2<sup>nd</sup> by Mark Kukal
5. Public Comments (3 minutes): None
6. Communications:  
Chairman's Comments: CURRENT BOARD MEMEBERS HAVE BEEN REAPPOINTED...swearing in of members. Election of officers, set 2025 meeting dates
  - Jamie swearing in Doug, Wayne, Al and Jim
  - Officers:
    - Chair – Butch Deur- all in favor
    - Co-chair – Don Clark – all in favor
    - Secretary – Doug Berens – all in favor
    - Recording Secretary – Chris Berens – all in favor
  - Meeting dates: second Wednesday of each month @ 7 pm
    - 1<sup>st</sup> by Don Clark and 2<sup>nd</sup> by Mark Kukal
7. Existing Business: Information from Ryan on dwelling size proposed change
  - Ryan went through our zoning book and found a few areas that would need to be changed to stay consistent with the change in minimum dwelling size.
    - 3.15 (1A, 1B and 1C) page 13. Dwelling Units. Decreasing minimum size to 400 sq ft.
    - 3.02 (1B) Accessory Structures
      - No less than 480 sq ft (current)
      - Scratch footage for accessory buildings
    - 16.05 Resort District (RD)
      - Lower square footage to 400 (20x20).
  - The Zoning Administrator would like to make everything consistent.
  - ❖ Ryan to change the verbiage:
    - Ryan will get these changes completed so they are ready to present to the Township Board at their March Meeting.
    - Public Hearing at our April Meeting (April 9)
8. New Business: was brought to the attention of the board members that a survey should be required to help zoning administrator regarding setbacks on small lots.
  - Ryan stated that it is okay to continue requiring surveys around the lakes as the lot sizes are small.
9. Review: None

10. Public Comment: None

11. Adjournment: 7:19 pm

Respectfully submitted by,  
Chris Berens