

January 14th, 2026 Meeting Minutes

Intro-

Had pledge of allegiance

Jake Cumings absent

Approving Agenda

, Motion to approve agenda, by Main, seconded by Rasmussen, 4-0

Approving Nov 12 Meeting Minutes

Motion by Striker, second by Behrenwald, 4-0

Public Comment

- Brandi Clark-Hubbard said she would just speak when Dave spoke
- No other comments, public comment closed.

Zoning Administrator Update

- Dave gave an update on things he reviewed; there were 31 things he reviewed
- Noted Township is growing and 31 is higher than previous few years
- Double wide on Nimberger
 - o Failed to not go 42 inches below grade.
 - o Also did not have the required 2 inches of concrete required.
- Blight on Schmeid

Board Update

- Joe gave the planning commission report
- Board approved the Short term rental permit with a couple tweaks
- Renewed Joe's spot on the PC
- Talked to Board about the data center ordinance

- Potential turkey or other poultry farms controlled by Right to Farm Act
- Approved the planning commission meeting dates

New Business:

Electing officers

- Joe making a motion to keep 3 positions the same, so Joe Chair, Jourdan Vice Chair, and Jake as recording secretary
- Main motioned, Striker seconded, passed 4-0

Data Mining Facilities

- Joe passed out a sample of Data Mining Facilities Ordinance
- Comment that this ordinance is close to the battery storage ordinance
- Nobody looking at Cato, just passing it out to review

Winfield Township Master Plan Letter

- Received a letter regarding Winfield Township's Master Plan
- They are working on it as we just did
- Standard procedure is to send a letter to neighboring townships

Reviewing Section 3.24

- Discussed concrete going under mobile homes, manufactured homes, double wides, etc.
- Then also discussed the vapor barriers
- Discussed fixing Section 3.24 and differences between singlewides, doublewides, or modulars
- Brandi helped write down a sample of how some words we would want to be changed.
- Allowing exemptions for mobile homes with titles or formerly with titles to be exempt from Section 3.24
- Much discussion had about making this workable for manufactured homes, double wides, etc.

- Brandi to go to board about potentially exempting a new build until we amend Section 3.24.

ZBA Chapter 15 Changes

- Zoning Board made minor changes, removed “unnecessary hardship” language
- Motion by Main to approve, seconded by Behrenwald, motion passed 4-0.

Additional New Business by Dave

- Buyer of schoolhouse by Nimberger either wanted to make it a massage parlor or rental, he is now leaning towards rental because he’s in Ag Residential.
- Same individual also had question about commercial use in rural residential.
- Discussed how storage units in rural residential would require spot zoning which you heavily want to avoid, and also did not like the idea of adding storage units as a special use in rural residential

Old Business

Review Text Amendments from Our September Meeting

- Do not want to enforce tent permits where there are bathrooms available.
- Reviewing what we discussed.
 - o Discussed residential in commercial.
 - o Discussed minimum residential requirements in commercial the same as suburban residential.
- One more change on Chapter 12, changing notice requirements to 15 days.

Public Comment

- No additional public comment.

Motion to Adjourn

Motioned by Main, Seconded by Striker, approved 4-0. Meeting adjourned.