

**KEELER TOWNSHIP  
PLANNING COMMISSION MEETING  
MAY 27, 2025**

**Members Present:** Jerry Morin, Rich Hutchinson, Mark Pajakowski, Bill Zuhl, Bill Kays, Carl Davis.

**Guests Present:** Zoning Administrator Allyn Anthony, Supervisor, Don Blackmond, Darren Lane.

The meeting called to order at 7:00 p.m. Roll call of Jake Meachum- absent, Bill Zuhl- present, Mark Pajakowski- present, Rich Hutchinson- present, Bill Kays- present, Jerry Morin- present, Carl Davis- present. Chairperson Mark Pajakowski stated a quorum of six out of seven members were present and Jake Meachum was absent and excused.

The meeting minutes for March 12, 2025, were read and Rich Hutchinson moved to approve the minutes as presented. Bill Zuhl seconded, and all were in favor.

Chairperson Mark Pajakowski presented the agenda. Carl Davis moved to approve the agenda as presented. Jerry Morin seconded, and all were in favor.

**Old Business:** There was no old business.

**New Business:**

**1st Order of Business: Wonder Woods Campground Site Plan Update- Property Owner:** TCL Management Group, LLC. **Applicant's Name:** Laurie & James Nootbaar. **Property Address:** 93283 CR 690, Dowagiac, MI 49047. **Tax ID#** 8012-032-127-10. James Nootbaar was not present representing the Wonder Woods Campground. Zoning Administrator, Allyn Anthony presented the site plan for an update to the amount of camping sites. The site plan was approved originally for twenty-eight camp sites based on the Campground License received from the State of Michigan for the 2025 season. Since the site plan's approval, the campground was approved by EGLE to increase their permit size to thirty-six sites. Four pre-manufactured 12' x 26' log cabins were placed on sites to use for short-term rentals. The cabins do not have restrooms.

Mr. Anthony stated that the campground owner had met with him and requested to move the business sign. Jerry Morin noted that there are at least five temporary signs along the property and other signs off site. Rich Hutchinson asked if the campground rules have been submitted to the township that include the Round Lake access rules? It was asked if he has hooked the additional sites up to the sewer. It was noted that the campground had paid the tap fee, but no further action has taken place. Jerry Morin asked if the campground had completed the water testing for EGLE to open the campground as the paperwork provided states that it has not. Allyn Anthony stated that Mr. Nootbaar has provided the on-site managers' names and contact information for the township and zoning administrator as required for the site plan but none of the other required information had been submitted to him. He will follow up with Mr. Nootbaar.

Rich Hutchinson moved to table the site plan update until a later date when the required information has been submitted to the township. Jerry Morin seconded. Roll call vote of Zuhl- support, Hutchinson- support, Morin- support, Kays- support, Davis- support, Pajakowski- support. All were in favor and the motion carried.

**2nd Order of Business: Committees:** The commission begin work on a Short-Term Rental Ordinance with a sub-committee consisting of Rich Hutchinson, Bill Kays, and Jerry Morin. The sub-committee consisting

of Mark Pajakowski, Bill Zuhl and Jake Meachum will work on a battery storage facilities ordinance as an added section to the zoning ordinance solar energy chapter.

The floor was open to public comments at 7:46 p.m. Supervisor Don Blackmond let the commission know that he is receiving 3-4 calls a week inquiring about short-term rentals and a short-term ordinance. Allyn Anthony let the board know that he has informed the board of his plans to officially retire as the Keeler Township Zoning Administrator on July 1, 2025, after 23 years of service. Everyone thanked Allyn Anthony for his years of service and dedication to the township. Hearing no other comments, the floor was closed at 7:48 p.m.

The commission entertained a motion by Carl Davis to adjourn the meeting. Rich Hutchinson seconded, and all were in favor. The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Angie Sexton  
Recording Secretary

Jake Meachum  
Planning Commission Secretary