

**KEELER TOWNSHIP  
PLANNING COMMISSION MEETING  
JUNE 24, 2025**

**Members Present:** Jake Meachum, Carl Davis, Bill Kays, Mark Pajakowski, Jerry Morin, Bill Zuhl.

**Guests Present:** Zoning Administrator Allyn Anthony, Supervisor, Don Blackmond, Darren Lane, Sharon and Bill Clupper, Darlene Vorreyer.

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

The meeting minutes for May 27, 2025, were read and Bill Kays moved to approve the minutes as presented. Carl Davis seconded, and all were in favor.

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

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

**New Business:**

**1st Order of Business: Tabled 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. The Planning Commission previously tabled the Wonder Woods Campground Site Plan update. The commission requested Zoning Administrator, Allyn Anthony present the update to the site plan and correspondence with the applicant for the requests. The site plan originally approved 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, EGLE approved the campground 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 he again met with the campground owner and went over the request to remove the old business sign, multiple temporary signs, correct the quiet time typo and add the additional verbiage for no overnight boat mooring at either of the lake access points to the campground rules. Jerry Morin noted that the sign situation has still not been rectified and that there are still at least five temporary signs along the property and other signs off site, as well as the old sign and the new sign on. The commission had no further information if the additional approved sites were hooked up to the sewer. The campground had completed the water testing for EGLE to open the campground and has provided the approval paperwork to the commission. Anthony said that the campground rules would update a typo to the quiet hours to the correct time of "10 pm to 8 am" and to add "No overnight mooring at the Big Crooked Lake access off of CR 690 or the Round Lake access off of M 152".

Bill Kays moved to approve the site plan update with the contingency to be in compliance with the sign ordinance within thirty days, quiet hours to be 10 pm – 8am, add "No overnight mooring at the township property on Big Crooked Lake, off of CR 690 or the public access site on Round Lake, off of M 152". Carl

Davis seconded. Roll call vote of Zuhl- support, Morin- support, Kays- support, Davis- support, Jake Meachum- support, Pajakowski- support. All were in favor and the motion carried.

**2<sup>nd</sup> Order of Business: Committees:** The commission began work on a Short-Term Rental Ordinance with a sub-committee consisting of Rich Hutchinson, Bill Kays, and Jerry Morin. The committee went over their finding and preliminary ordinance. Suggestions were made and the commission will discuss them further at the next meeting.

**3<sup>rd</sup> Order of Business:** The sub-committee consisting of Mark Pajakowski, Bill Zuhl and Jake Meachum worked on a battery storage facilities ordinance as an added section to the zoning ordinance solar energy chapter. The committee went over their finding and preliminary ordinance. Suggestions were made and the commission will discuss them further at the next meeting.

The floor was open to public comments at 8:06 pm. Bill Clupper had a question about the sewer authority rates. Sharon asked about determining the correct taxes on a home in an LLC. Darren Lane asked how the short-term rental ordinance would determine between an AIRBNB and someone letting friends stay at their house. Carl Davis wanted to verify that township counsel would review the proposed ordinances prior to moving forward with them. Hearing no other comments, the floor closed at 8:18 pm.

The commission entertained a motion by Carl Davis to adjourn the meeting. Jake Meachum seconded, and all were in favor. The meeting adjourned at 8:20 pm.

Respectfully Submitted,

Angie Sexton  
Recording Secretary

Jake Meachum  
Planning Commission Secretary