

**City of Keego Harbor
Planning Commission Meeting Minutes
Tuesday, July 28, 2026**

CALL THE MEETING TO ORDER

Chairperson Yoder called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Chairman Yoder, Vice Chairperson Meabrod, Secretary Santia, Commissioner Douglass, Commissioner Emerling, and Council Member Elsen

STAFF PRESENT: Interim City Manager Gacioch, Interim City Clerk Goodall, City Planner Dan Commer

APPROVAL OF AGENDA

*Motion by Secretary Santia; supported by Commissioner Douglass to approve the agenda.
Ayes: 5 Nays: 0 Motion Carries*

APPROVAL OF MINUTES

*Motion by Commissioner Emerling; supported by Commissioner Douglass to approve the minutes.
Vote: Ayes: 5 Nays: 0 Motion Carries*

PUBLIC COMMENTS

No public comments

PLANNING DEPARTMENT REPORT

- May & June Monthly Report

May 2026

DEVELOPMENT PROJECTS WITH PLANNING COMMISSION INVOLVEMENT

Address	Zoning	Project / Approval Sought	Status	Comment / Latest Action
2004 Cass Lake Rd.	C-1 Local Business, CLR Overlay	Preliminary site plan approval	Site Plan Review #3	Most recent set of plans to be discussed at the June 2, 2026 Planning Commission Meeting.
3080 Orchard Lake Rd.	C-2 General Business, CDB Overlay	Site plan approval	Site Plan Review #1	Conditionally approved at March 31, 2026 Planning Commission meeting. Waiting for updated plans to address conditions of approval.

ONGOING PLANNING & ZONING PROJECTS - MAY

Master Plan Update

The updated draft and the public comments received during the comment period were presented at the May 21st Joint Planning Commission/City Council meeting and recommended for approval to the City Council. The Keego Harbor 2026 Master Plan was adopted by City Council at the May 21, 2026, meeting.

PLANNING AND ZONING INQUIRIES

Date	Address	Zoning	Inquiry	Planner's Review
May 4	2459 Willow Beach	NR, Neighborhood Residential	Zoning Permit Application – Deck	Approved.
May 4	1704 Cass Lake Front	NR, Neighborhood Residential	Lot Split Application	Recommended approval to City Manager.
May 4	1481 Beachland Blvd	NR, Neighborhood Residential	Zoning Permit Application – Fence	Application required additional information. Requested information from applicant.
May 6	2840 Wall St	NR, Neighborhood Residential	Zoning Permit Application – Deck	Approved.
May 6	1966 Willow Beach	NR, Neighborhood Residential	Revised plan review	Approved.
May 7	1570 Cass Lake Road	NR, Neighborhood Residential, CLR Overlay	Zoning Permit Application – Fence	Approved.
May 11	2881 Stennett	NR, Neighborhood Residential	Zoning Permit Application – Fence	Application required additional information and revisions to comply with ordinance. Provided review letter requesting additional information and revisions from application.
May 11	1664 Beechcroft	NR, Neighborhood Residential	Zoning Permit Application – Driveway	Approved.
May 18	1535 Cass Lake Road	C-1, Local Business District, CLR Overlay	Sign Permit Application	Approved.
May 19	2091 Cass Lake Road	C-1, Local Business District, CLR Overlay	Questions on scrolling signs	Planner provided requested information.
May 21	1840 Cass Lake Front Rd.	NR, Neighborhood Residential	Zoning Permit Inquiry – Patio	Planner provided requested information.
May 26	2428 Willow Beach	NR, Neighborhood Residential	Zoning Permit Inquiry – New Home Construction	Planner provided requested information.

June 2026

DEVELOPMENT PROJECTS WITH PLANNING COMMISSION INVOLVEMENT

Address	Zoning	Project / Approval Sought	Status	Comment / Latest Action
1985 Cass Lake Rd.	C-1 Local Business, CLR Overlay	Preliminary site plan and Special Land Use approval	Site Plan Review #1	Plans to redevelop the former Satia Hall site were received.
2004 Cass Lake Rd.	C-1 Local Business, CLR Overlay	Preliminary site plan approval	Site Plan Review #3	Most recent set of plans to be discussed at the June 2, 2026 Planning Commission Meeting.
3080 Orchard Lake Rd.	C-2 General Business, CDB Overlay	Site plan approval	Site Plan Review #1	Conditionally approved at March 31, 2026 Planning Commission meeting. Waiting for updated plans to address conditions of approval.

ONGOING PLANNING & ZONING PROJECTS - JUNE

Zoning Ordinance Updates

Text amendments to update the sign ordinance and maximum allowable building height in the Village Overlay District were presented at the June 2nd Planning Commission meeting and recommended for approval to the City Council.

PLANNING AND ZONING INQUIRIES

Date	Address	Zoning	Inquiry	Planner's Review
June 1	2485 Willow Beach	NR, Neighborhood Residential	New Business Application – Home Occupancy	Approved.
June 2	3137 Varjo	NR, Neighborhood Residential	Zoning Permit Application - Driveway	Approved.
June 2	1840 Cass Lake Front Rd	NR, Neighborhood Residential	Zoning Permit Application – Patio	Approved.
June 2	3057 Norcott	NR, Neighborhood Residential	Residential addition inquiry	Planner provided requested information.
June 3	2428 Willow Beach	NR, Neighborhood Residential	Zoning Permit Application – New Home Construction	Approved.
June 4	2131 Beechmont	NR, Neighborhood Residential,	Zoning Permit Application – Driveway	Approved.
June 8	2360 Hester Court	NR, Neighborhood Residential	Zoning Permit Inquiry – Driveway	Planner provided requested information.
June 8	2360 Hester Court	NR, Neighborhood Residential	Zoning Permit Inquiry – Driveway	Planner provided requested information.
June 9	2987 Orchard Lake Rd	CBD, Central Business District, CBD Overlay	Sign Permit Inquiry	Planner provided requested information.
June 22	2836 Beland	NR, Neighborhood Residential	Zoning Permit Application – Residential Addition	Planner requested additional information.

June 23	2360 Hester Court	NR, Neighborhood Residential	Zoning Permit Application – Deck	Approved.
June 24	2428 Willow Beach	NR, Neighborhood Residential	Architectural Design Review – New Home Construction	Approved.

Unfinished Business

- **Zoning Ordinance 4.05: Parking and Storage of Recreational Vehicles on Vacant Residentially Zone Lots**

City Planner, Dan Commer gave a high-level comparison of the current ordinance with the surrounding lakefront communities

Motion by Commissioner Douglass; supported by Secretary Santia to put a public hearing on the agenda for the review of section 4.05; parking and storage of recreational vehicles on vacant residential zoned lots with the two changes to the current ordinance, 4.05(a) and 4.05(h).

Ayes: 5

Nays: 0

Motion Carries

ADJOURNMENT

Chairperson Yoder adjourned the meeting at 8:47 p.m.

Joel Yoder

Joel Yoder (Sep 14, 2026 15:37:33 EDT)

Joel Yoder

Chairperson, Planning Commission

Stacy Goodall

Stacy Goodall

City of Keego Harbor, Interim City Clerk

July 28, 2026 PC meeting minutes

Final Audit Report

2026-09-14

Created:	2026-08-26
By:	STACY GOODALL (goodall@KEEGOHARBOR.ORG)
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"July 28, 2026 PC meeting minutes" History

-  Document created by STACY GOODALL (goodall@KEEGOHARBOR.ORG)
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