

Cato Township Planning Commission
Meeting Minutes
September 10, 2025

The Cato Township Planning Commission met for a regular meeting on Wednesday, September 10, 2025, at the Lakeview Community Center.

Meeting called to order:

Vice Chairman Rasmussen called the meeting to order at 6:00pm with the Pledge of Allegiance.

Members present:

Main absent

Main expires 12-2025

Striker expires 12-2026

Behrenwald expires 11-2028

Cumings expires 12-2026

Rasmussen expires 12-2028

Others present:

5 members of public

Approval of Agenda:

Cumings motioned and Striker supported to approve the meeting agenda as presented.

All in favor, motion carried

July 2025 Meeting Minutes:

Rasmussen motioned and Behrenwald supported to approve the July meeting minutes as presented.

All in favor, motion carried.

Public Comment-Agenda Items Only:

Rasmussen opened public comment.

-None

Rasmussen closed public comment for agenda items.

Zoning Administrator Update:

August:

- Multiple Violations

Board Liaison Update:

Behrenwald reported on:

-Gus Macker donated \$1,000 to the township for use as needed

-Road projects completed

-Complete items for November Public Hearing

New Business:

-Dave Kelsey

Questioning if a flower shop in the AG district is permissible.

The Planning Commission felt that the use is within the special use for the district.

Old Business:

-Tent permits

Commissioners talked through where tent permits are needed.
more clarification needed before a public hearing

-SLUP requirement to build a residential home in the C district.

Commissioners agreed that it should be allowed as a special land use.
Striker made a motion to:

ADD

9.02

P. Residential Homes

Rasmussen Supported

-Should minimum square footage for residential home in C district be the same as R-S district.
Commissioners agreed that the square footage should match

-Should home occupations be permitted use in the LR district like all other districts.
Striker made a motion to modify our LR Ordinance to state:

19.01

add section 6. Home Occupations, except as noted in section 3.14

Cumings Supported

-LR dwelling floor area, are single and multi-story amounts backwards.

Cumings made motion to change LR 19.03 schedule of the LR District regulations

Ground floor square footage for a Single story to read 750 square feet

Ground floor square footage for a Multi-story to read 600 square feet

Striker Second

-Accessory building setbacks, is there inconsistency between Ch3 and Ch6

Striker made a motion to section 3.11 sub sec B to read:

Accessory Buildings shall be permitted within the A-R, R-R, S-R, **L-R**, and M-R Districts or with any residential use provided that the following restrictions are met:

-Manufactured homes, discuss width and age requirements.

Commissioners discussed width and age requirements. No further decisions made.

-Tiny homes project

Mr. Mau Spoke to the commission and presented examples and a rough sketch of his proposed tiny home/duplex development on Fitzner Rd and M46.

Commissioners asked questions on the specifics of the project.
Mr Mau asked what he could do to move forward, he was advised that he would have to make splits and ask for a variance for minimum sq ft.

Short-term Rentals:

Commission discussed the current draft and mentioned a change.
The commissioners recommended a yearly \$50 permit due in January every year to the township zoning administrator.

Striker made a motion to submit the Short Term rental Ordinance and application to the township board with a change.
Behrenewald Supported

Public Comment:

Frank Acosta

- The next meeting will be the public hearing?

Citizen

-When a person lied about the size of their home which was undersized, why were they allowed to keep the trailer in the township.

Next Meeting:

Next Regular meeting scheduled for November 12, 2025, with a special hearing.

Adjournment:

There being no further business to come before the commission, a motion was made by Striker and supported by Cumings to adjourn the meeting. Motion carried.

Recorded by:

Jacob Cumings

Commissioner, Cato Township Planning Commission