

Cato Township Planning Commission
Meeting Minutes
May 14, 2025

The Cato Township Planning Commission met for a regular meeting with Public Hearings on Wednesday, May 14, 2025, at the Lakeview Community Center.

Meeting called to order:

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

Members present:

Main expires 12-2025
Striker expires 12-2026
Behrenwald expires 11-2028
Cumings expires 12-2026
Rasmussen expires 12-2028

Others present:

14 members of public

Approval of Agenda:

Striker motioned and Rasmussen supported to approve the meeting agenda as presented
All in favor, motion carried

March 2025 Meeting Minutes:

Rasmussen motioned and Behrenwald supported to approve the March meeting minutes as presented.
All in favor, motion carried.

April 2025 Joint Meeting Minutes:

Cumings motioned and Behrenwald supported to approve the April meeting minutes as presented.
All in favor, motion carried.

Public Comment-Agenda Items Only:

Main opened public comment.
-None
Main closed public comment for agenda items.

Zoning Administrator Update:

April:

- 11614 Hickory (Home)
- 11766 Almy RD (Storage Building)
- 6205 Channel Drive (Demolition and rebuild home)
- 10394 West Tamarrack (Home)
- 6150 James Drive (Garage Addition)
- Multiple Violations

Board Liaison Update:

Behrenwald reported on
-Approved road contracts

- Approved Hall rental agreement
- Approved a FOIA request form

Main opened Public Comment for the Public Hearings

Public Hearing for Language Change:

Comments:

None

Public Hearing for Map Rezoning:

Public comments:

Ron Buckholtz Cato TWP

-Asked why certain properties were being zoned the way they are.

Adam Noyes Cato TWPw

- What is the reasoning other than taxable value changing?

Alicia Bigler Cato TWP

- Represents The Henry L Behrenwald trust, Concerned about the parcel proposed to be changed to commercial due to the property being PA116, They would like to stay AG.

Amanda Evanzo Cato TWP

- Concerned about someone coming to your residence and camping

Jeff Bigler Cato TWP

- Either the map or the description needs to be change based on the lots that are proposed to be re zoned

Sam Kinauf Cato TWP

-curious what his property is currently zoned, and what might change in regards to land taxes for him.

Jody Rinard On behalf of In-laws Cato TWP

- If their taxes will be effected being re zoned.

Main Closed Public Comment for the Map Rezoning Public Hearing.

Commissioners talked about concerns brought up about certain parcels in the proposed commercial district. The commission consulted with the township Attorney on the issue for clarity.

Behrenwald made a motion to remove parcel # 004-017-008-10 from the proposed change to commercial zoning, Cumings Second.

All in favor, motion carried.

Main made a motion to adopt the resolution of verbiage change of:

-Accessory Building height in section 3.11 changed from 18 ft to 25 ft

-Removing Section 7.04 which was rectified in section 19.03

Striker Second

Roll Call: All Yes

Motion Carried

Main made a motion to adopt the resolution to rezone Rural Residential to Lake Residential on Towline Lake, and Ag Residential to Lake Residential on Lake Forrest.

Cumings Second

Roll Call: All Yes

Motion Carried

Main made a motion to adopt the resolution to change Rural Residential to Commercial East of 91, North and South side of 46 to Fitzner.

Striker Second

Roll Call: All Yes

Motion Carried

Striker Made a motion to adopt the resolution to change Rural Residential to Suburban Residential west of 91, leaving out parcel # 004-017-008-10 from the proposed change to commercial zoning and leaving it Rural Residential.

Behrenwald Second

Roll Call: All Yes

Motion Carried

Old Business:

Short-term Rentals:

Commission discussed what other local townships ordinances looked like and started to form our own.

New Business:

None

Public Comment:

Jamie Snyder Cato TWP

- Monday is the Board meeting to approve the Motions made and approved in the public hearing by the Planning Commission.
- Camping permits might want to be addressed at that meeting.

Next Meeting:

Next Regular meeting scheduled for July 16, 2025.

Adjournment:

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

Recorded by:

Jacob Cumings

Commissioner, Cato Township Planning Commission