



MINUTES
COHASSET PLANNING COMMISSION
305 NW FIRST AVENUE
WEDNESDAY, DECEMBER 6, 2023 – 6:00 P.M.

1. Call Meeting to Order: PC Member GiGi Pehrson called the meeting to order at 6:00 p.m.

2. Roll Call

Present: PC Members, Scott Gerling, GiGi Pehrson, Mike Rock, Lucas Thompson, and Harlow Zeppelin

Absent with Notice: Chair Josh Casper, Vice-Chair Steve Lavalier

Ex-Officio Members: Present: Zoning Officer Tony Valtinson

City Council Liaison: Kevin Ott

Other: None

3. Review and Approve the Agenda

a. Additions: None

b. Deletions: None

A motion was made by Mike Rock to approve the agenda as presented. Scott Gerling seconded the motion. Voting in favor: Harlow Zeppelin, GiGi Pehrson, Lucas Thompson, Scott Gerling, and Mike Rock; Voting against: None; Absent Josh Casper, Steve Lavalier. Motion carried.

4. Resident Input: None

5. Approve November, 01 2023 Planning Commission Minutes:

A motion was made by Lucas Thompson to approve November 01, 2023 as written. Mike Rock seconded the motion. Voting in favor: Harlow Zeppelin, GiGi Pehrson, Lucas Thompson, Mike Rock, and Scott Gerling; Voting against: None; Absent Josh Casper, Steve Lavalier. Motion carried.

6. RFPCA

Committee making a recommendation to City Council to adopt Cohasset Comprehensive Plan 2024.

Zoning Officer Tony Valtinson shared that the 2024 Comprehensive Plan is complete, but that this is an opportunity to share opinions. He also informed the planning commission that the current process is to develop a new plan every 5 years. Harlow Zeppelin spoke on the fact that surveys were sent out in 2019 to begin the development plan, but this was put on hold due to COVID, and is just now being finalized.

Discussion was held between Harlow Zeppelin, Lucas Thompson, and Scott Gerling regarding their disappointment in the response rate from Cohasset residents. They vocalized that a 7% response rate is not adequate to develop this plan.

Scott Gerling suggested providing more information to residents during the elections, allowing the opportunity for everyone understands the importance of completing these surveys. He also suggested social media presence to reach more in the community.

The community vision & guiding principles on page 26 was discussed. The language changed drastically from prior plans presented, Lucas Thompson stated. Commercial businesses, summer residents, and tourists are being brought into this plan instead of previously being nature and improving water clarity. Zoning officer shared that the steering committee comes up with this section of the plan.

Valtinson closed the discussion with a request for the commission to make a recommendation or a motion.

A recommendation was made by Harlow Zeppelin to not adopt the 2024 Comprehensive Plan, based on the lack of adequate statistical data supporting the document. Scott Gerling seconded the motion. Voting in favor: Lucas Thompson, Harlow Zeppelin, Scott Gerling, and Mike Rock; Voting against: GiGi Pehrson; Absent Josh Casper, Steve Lavalier. Motion carried.

7. FYI's

Valtinson informs the committee of a land use training workshop, tentatively scheduled January 29th from 4pm-8pm at the Grand Rapids Courthouse.

Lucas Thompson suggested holding the February meeting at the courthouse to allow a tour of the jail. Valtinson stated he will need to look into whether this is allowed or if the meeting is required to be held in Cohasset.

Adjourn: GiGi Pehrson adjourned the meeting at 7:26 p.m.