

Mastodon Township Board Work Shop Meeting with Planning Commission Draft Minutes

Meeting Date: August 11, 2026

Time: 5:00pm

Location: 1371 US Hwy 2 South, Crystal Falls, MI 49920

Call to Order

The work shop meeting was called to order by Supervisor Skinner at 5:03pm.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call

Board Members Present: Chad Skinner, Stacey Watters, Dave Smith, Mike Bjork and Karen Mallon.

Board Members Absent: None

Planning Commission Members Present: Sherie Courchaine and Mike Bjork

Planning Commission Members Absent: Ashlee Kinsey

Approval of Agenda

Motion by Skinner and supported by Watters to approve the agenda as presented. Call to vote. All ayes, motion carried.

Short Term Rentals in Mastodon Township: Discussion regarding short term rentals in Mastodon Township was held between the Township Board and the Planning Commission.

Courchaine, the Chair of the Planning Commission, stated that the Planning Commission asked for this workshop meeting hoping to get direction from the Board on how to proceed in dealing with Short Term Rentals in the zoning districts of Mastodon Township.

Courchaine advised that the Planning Commission is nearly complete in reviewing and updating the Zoning Ordinance and would like to have Board direction on whether Short Term Rentals should be included in the Zoning Ordinance under zoning districts, be addressed in a Short Term Rental Ordinance, or remain as is currently as a Special Land Use under the Resort Residential District and a permitted primary use under the Commercial District. She advised the Board that the only districts that allow short term rentals in Mastodon Township are these two districts, Resort Residential and Commercial. No other zoning districts allow short term rentals.

It was stated again, If short term rentals are left in the Zoning Ordinance as they are currently addressed, then only Resort Residential as a Special Land Use and Commercial as a permitted primary use would allow for short term rentals, and no other district would allow short term rentals

Mallon added that per legal, if short term rentals remain as they are in the Zoning Ordinance, then the township would have no authority to regulate them. She further added that legal stated that in order to regulate short term rentals, then a Short Term Rental Ordinance could be written that would address issues regarding traffic, noise and health department regulations.

Courchaine stated that she has been reviewing the legal issues statewide regarding regulations on short term rentals and wants to be certain that our ordinance would be in line with any federal, state or local regulations.

Courchaine added that the Planning Commission has looked at all the districts and Resort Residential seems the most appropriate district for these enterprises to be in.

Smith asked what implications would there be if not allowed in other districts if there were special circumstances for rentals. Smith used as an example the rental of a unit in Multi Use Forest for personnel from the pipe line. Courchaine stated that short term rentals are classified as rentals of 30 days or less. Long term rentals over 30 days are another classification of property rental. The example used by Smith was greater than 30 days.

Watters would like the Planning Commission to look into an ordinance for the entire township.

After further discussion, Skinner advised Courchaine that the Board would like the Planning Commission to work on a Short Term Rental Ordinance for the entire township that includes all districts.

Courchaine stated that the Planning Commission will also look into ordinance language that would include RVs as short term rental units. Bjork stated that short term rentals should not include campers nor RVs.

Public Comment

Pubic comment was made regarding if campers could be placed on a short term rental site.

Adjournment

Motion by Watters and supported by Smith to adjourn the workshop meeting at 5:24pm. Call to vote. All ayes. Motion carried.

I hereby certify that the minutes contained herein are the draft minutes of the August 11, 2026 Workshop Meeting between the Township Board and the Planning Commission . Signed herein by the Mastodon Township Clerk, Karen Mallon on this the 17th day of August 2026.

Karen Mallon, Clerk

Respectfully Submitted,
Karen Mallon, Mastodon Township Clerk