

City of Munising
Planning Commission Meeting
Minutes

Wednesday August 26, 2026, 6:00 PM
301 E. Superior St., Munising, MI 49862
Phone 906-387-2095

A. Call to Order, Planning Commission Meeting, Roll Call

Planning Commission meeting was called to order at 6:00 pm, by Gary Brazeau

Roll call was conducted

Members Present: Gary Brazeau, Ryan Fischer, Patty Nephew and Jody Irving

Members Absent: Jennifer Adkinson & Bob Wilkinson

Others Present: Lisa DeLeeuw, Bill Ramsey, Pam LeVeque, Kenneth LeVeque, Todd and Ellen DeJong, Bill Riordan, Ree DesJardins, Josette Kikos and Dean Seaberg

B. Pledge of Allegiance

The Pledge of Allegiance was recited

C. Public Comments (3 Minute Limit)

Pam LeVeque & Kenneth LeVeque talked about metal roofs, and how our zoning ordinance needs to include metal roofs, because they are damaging neighboring properties when the snow comes off of them.

D. Acceptance of the Agenda

Jody Irving made a motion to accept the agenda as is, Patty Nephew supported the motion all in favor, motion passed.

E. New Business:

1. Approval of Minutes dated July 27, 2026

Ryan Fischer made a motion to approve the minutes dated July 27, 2026 as is, Jody Irving supported the motion, all in favor, motion passed.

2. Approval of Minutes dated August 3, 2026

Ryan Fischer made a motion to approve the minutes dated August 3, 2026 as is, Jody Irving supported the motion, all in favor, motion passed.

3. Site Plan Review for Bill Ramsey's Sunset Hotel

Ryan Fischer made a motion to approve the site plan review for Bill Ramsey's Sunset Hotel, Patty Nephew supported the motion, all in favor, motion passed.

F. Old Business

1. Jak Kouw on Compliance permit approved in March by Planning Commission.

The Planning Commission made comment that the fence is still not completed as per the permit that was approved in March.

2. Short Term Rental Discussion

Josette Kikos, Bill Riordan, Todd and Ellen DeJong, Ree DesJardins, and Dean Seaberg all made comment on Short Term Rentals.

Todd DeJong Talked about how he has had a short-term rental since 2017, and that he should be grandfathered in. Bill Riordan stated that seeing he has been operating this STR since 2017 the PC should make a motion to approve his STR as grandfathered so that he can continue to rent.

Patty Nephew made a motion to allow the “grandfathered STR” to exist as is with the stipulation that he send in his intent letter every year by January 31st. Ryan Fischer supported the motion, all in favor, motion passed.

Gary Brazeau made a motion to not hire a consultant, and keep it in house, Ryan Fischer Supported the motion, all in favor, motion passed.

The Planning Commission discussed the PC going to 2 meetings a month to try and finish up the STR Ordinance, Patty Nephew stated she didn’t think we needed to have 2 meetings a month and would like to keep it at just 1 meeting a month.

The next PC Meeting will be September 23, 2026

Gary Brazeau asked to have the following on the next PC Agenda

- Discussion on STR Caps on Districts
- STR inspections
- Licensing management & Enforcement
- Possibly having a waiting list for STR’s
- Parking Ordinance Continuation Discussion

3. Parking Ordinance Discussion

Patty Nephew talked about lowering the requirements parking throughout the City. Patty asked that we add it to the next agenda for next month.

G. Zoning Administrators Report

Provided in writing

H. City Manager Report

Provided in writing

I. Round Table

None

J. Brief Public Comments (3 Minute Limit)

Dean Seaberg commented on how he appreciates having public engagement while discussing the STR Ordinance.

K. Adjournment

Gary Brazeau made a motion to adjourn at 8:02pm, Patty Nephew supported the motion, all in favor, motion passed.

Minutes Submitted by: Lisa DeLeeuw