



TOWNSHIP of GREENBUSH

Alcona County, Michigan



Planning Commission Meeting Agenda –October 1st, 2026

1. Call to Order – Planning Commission Chair Tony Pryzbalinski called the meeting to order at 7:03 on October 1st, 2026
2. Pledge of Allegiance – PC Chair Tony Pryzbalinski led the Pledge
3. Roll Call - Chairperson Tony Prbyzlinski, Tim Giannetti, Ted White, Secretary Shirl Hall
Also present: Zoning Administrator Kerry Scott
Absent Township Clerk Melissa Curth
Public Present: Dave Akley, Timothy Galton, Tim Kellstrom
4. Approval of Agenda – Motion by Tim Giannetti, seconded by Ted White, motion carried
5. Approval of Minutes from Last Meeting – September 3, 2026. Motion by Tim Giannetti with corrections to dates of next meeting date of October 8th to October 1st, 2026. Seconded by Ted White, motion carried
6. Public Comment – First

Open 7:07

Dave Akley Requesting approval to demolish and rebuild his home at 3560 Cedar Lake Dr. Greenbush. According to Zoning Ordinance 3.22 The home sits on a non-conforming lot. Therefore, at this time the request was denied. The Planning Commission cannot reverse decisions made by the Zoning Administrator. It was recommended that Mr. Akley petition the Zoning Board of Appeals. Discussion was made by Tim Galton Can Do Contracting regarding what he believed to be a conflict between the twp. ordinance and the Michigan Zoning Enabling Act. Ms. Scott will speak with the Twp attorney for clarification and report back.

Tim Kellstrom, owner of Sunny Buns Marina requested an extension to the Dec 31st, 2026 deadline regarding the installation of fencing the Marina property. He requests a new deadline of July 1st, 2027. Ms. Scott will send a letter of agreement and good faith to Mr. Kellstrom with the understanding that if the deadline is not met citations will be ordered.

Closed 7:42

7. Pending Business
 - Sunny Buns Marina – Z.A. Scott will send letter of agreement and good faith to Mr. Kellstrom regarding extension of fence deadline.

Supervisor

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- Zoning Ordinance(s)
 - a. Renewable Energy and Data Centers – tabled until further information is obtained
 - b. Accessory Structures
 - c. Picking up dog poop – Spencer Park

8. New Business

- New Permits – Zoning Admin Kerry Scott reported 4 new permits, 3 land splits, and updates on Wissmiller/Coval complaint. Update to Borstein's property.
- New Complaints Z.A. Scott reported a certified letter sent to residents on Mayron and F30 regarding non-conforming shed.
- Alcona County Joint Recreation Plan Draft – to be reviewed

9. Public Comment – Second

Open 8:34

Closed 8:35

10. Adjournment 8:35

Draft Meeting Minutes prepared by Planning Commission secretary Shirl Hall October 5th, 2026.
Minutes will be approved On October 1st, 2026

Next Meeting will be held on November 12th, 2026

Supervisor

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