

Cato Township Planning Commission  
Meeting Minutes  
July 15, 2026

The Cato Township Planning Commission met for a regular meeting on Wednesday, July 15, 2026, 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 12-2028  
Striker expires 12-2026  
Behrenwald expires 11-2028  
Cumings expires 12-2026

Dave Kelsey

**Members absent:**

Rasmussen expires 12-2028

**Others present:**

15 members of public

**Approval of Agenda:**

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

**May 2026 Meeting Minutes:**

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

**Public Comment-Agenda Items Only:**

Main opened public comment.

-Lane Leppink, Cato TWP

~Talked about a video posted this winter by Luann Koester from the North side of the lake showing the affected properties (Approximately 11 homes)

~Spoke about the concerns regarding the open water created by the bubbler used this winter on Townline Lake.

~Read parts of an article written by Cliff Bloom on municipalities being able to ban or severely regulate bubblers. Lane also presented several township ordinances doing such.

-Nancy Snyder, Belvidere TWP

~ Lives within the area that had open water, expressed her concerns for the safety of all users of the lake this past winter.

-Jenny Towne, Cato TWP

~Came to express her concerns with the bubbler that created the open water in the ice. Has several emails from concerned citizens as well.

-Mike V,

~ User of the property with the bubbler.

~ Stated that his intentions were to only protect the dock on the property due to A1 not being able to remove the dock before winter. He apologized for the widespread safety concerns created by the bubbler.

~ Stated he tried to regulate it without success.

-Brian Young, Cato TWP

~Stated his safety concerns for his family, neighbors, and the general public that use the lake in regards to the bubbler.

~Stated that he has spoken with several individuals about possible regulations regarding the use of bubblers.

~He believes that a permit is required for the use of a bubbler.

~Brian hopes that there can be something done to minimize the safety risks regarding bubblers.

~ Says that Mark is a great neighbor, the bubbler is the main concern.

-Lori Wieber, Cato TWP

~Expressed her disappointment in not being able to use the lake with her family this past winter due to the open water. Also expressed her concerns for the safety and well being of all lake users.

~Wrote a letter to the property owner asking why the bubbler was in use and received no response.

~She believes the lift should be removed and no bubbler.

-Lorraine Chubb, Cato TWP

~Lives next door to the property with the bubbler used over the winter, complaining of the noise of the unit.

~ Lorraine expressed her disappointment in the open water and it prevented her family from using the lake this winter.

~Does not believe that bubblers should be allowed because they are unnatural and disturb the ecosystem of the lake.

-Lynn Fuller, Cato TWP

~Expressed concern of her neighbors bubbler/aerator that is used year round.

~Claims that her grand kids can no longer jump off the end of their dock due to the current

created by the neighbors bubbler/aerator.

~Would like to see bubbler/aerators banned.

-Armand Bonet

~Believes the dock should be removed if the owner can spend that much money on a dock system.

Main closed public comment for agenda items.

### **Zoning Administrator Update:**

#### **June:**

-Deck build approved

-Shed Approved

-Blight Violation Compliant

### **Township Board Update:**

-Repairs for cemetery building approved

-Emergency tree removal

-The board is aware and working on bubblers and what options the township has.

### **Old Business:**

- Should Language on Daycare Facilities mirror for each district

~Commisioners discussed that the language should mirror each allowed district.

- Commercial dog kennels

~Commisioners discussed that commercial dog kennels should be added as a SLUP within AG Res and RR Districts

### **New Business:**

- Changes to PC Ordinance on SLUP

~Commisioners discussed changing Chapter 12, Section 12.01, B 4. To read:

4. ~~In the event final approval of a special land use is subject to Township Board approval,~~

The Planning Commission shall recommend the Special Land Use application to the

Township Board with its approval, approval with conditions, or a denial. ~~If the authority~~

~~for approval rests with the Planning Commission, said Commission shall approve,~~

~~approve with conditions, or deny the request.~~ Final approval will be decided by the Township Board.

### **Public Comment:**

Bryan Young Cato

- Spoke to Chad H with EGLE and EGLE does not want to regulate bubblers
- Supposed to get a permit from EGLE to run a bubbler
- Stated that the open water created by the neighbor's bubbler could cause him to be held liable in court.

Main Closed Public Comment

**Next Meeting:**

Next Regular meeting scheduled for September 2, 2026.

**Adjournment:**

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

Recorded by:

Jacob Cumings

Commissioner, Cato Township Planning Commission