

Cato Township Planning Commission
Meeting Minutes
November 12, 2025

The Cato Township Planning Commission met for a regular meeting on Wednesday, November 12, 2025, 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 12-2025
Striker expires 12-2026
Behrenwald expires 11-2028
Cumings expires 12-2026
Rasmussen expires 12-2028
Dave Kelsey

Others present:

5 members of public

Approval of Agenda:

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

September 2025 Meeting Minutes:

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

Public Comment-Agenda Items Only:

Main opened public comment.
-None
Main closed public comment for agenda items.

Zoning Administrator Update:

October:

- Multiple Violations

Board Liaison Update:

Behrenwald reported on:
-New carpet in the office, new tables from the Gus Macker donation
-Meeting with the road commission in December

Old Business:

Public Hearing for Special Land Use Permit:

1804: Main opened Public Comment for the Special Land Use Permit Public Hearing

James Zynda Cato TWP

- He described what the special land use permit is for and why they would like to open a small floral shop at their current property on M91 South of Edgar.

1806 Closed Public Comment for the Special Land Use Permit public Hearing.

Roll Call Vote

Cumings - Yes

Rasmussen - Yes

Behrenwald - Yes

Striker - Yes

Main -Yes

Public Hearing for Short Term Rental Ordinance:

1806: Main opened Public Comment for the Short Term Ordinance Public Hearing

Frank Acosta Cato TWP

- He thanked the Planning Commission for bringing clarity on short term rentals and the requirements to own/operate one in the township.

1807 Closed Public Comment for the Special Land Use Permit public Hearing.

CATO TOWNSHIP SHORT TERM RENTALS

Changes made

Sec. 3. Registration

Remove

(B) The address of the Single-Family Dwelling to be operated as a Short-Term Rental.

B. Short-Term Rental Regulations.

Remove

(j) Inspections. The Owner, upon application for registration and reregistration, must consent to inspections of the Short-Term Rental by the Fire Department. In any area in which public sanitary sewer are not available, the Owner must also consent to, and pay for, a septic inspection by inspectors approved by the County Health Department and must obtain a certificate indicating the Short-Term Rental Unit has adequate septic capacity, which shall be renewed every three years.

Change

(j) Zoning compliance. Nothing in this Ordinance shall be construed as excusing compliance with zoning requirements.

(k) Parking. All parking for Short-Term Rental shall be limited to Parking Spaces available on the premises of the STR, including the parking of motor vehicles, RVs, boats and utility trailers.

Main Made a Motion to recommend the Short Term Rental Ordinance to the Township Board.
Striker 2nd

Roll Call Vote

Cumings - Yes
Rasmussen - Yes
Behrenwald - Yes
Striker - Yes
Main -Yes

New Business:

-2026 Meeting dates
January 14th
March 11th
May 13th
July 15th
September 2nd
November 4th

Public Comment:**Marcy Meyers Cato**

- 50\$ fee is great
- Might want to add property number to permit for short term rentals due to people owning multiple adjacent lots
- The flower shop is a great idea
- Thanks for your hard work

Frank Acosta Cato

- What is the process now for the short term rental, can it be changed or modified?

Main Closed Public Comment

Next Meeting:

Next Regular meeting scheduled for January 14, 2026.

Adjournment:

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

Recorded by:
Jacob Cumings
Commissioner, Cato Township Planning Commission

