

Friendship Township Planning Commission
Meeting Minutes, 9/28/26, 7:00 p.m. Friendship Twp Hall

Call to order at 7:01 by Chair Shehigian

Present: Donahey, Shehigian, Fisher, Kresnak

Absent: Rowland

Public present: None

Motion to approve minutes of 1/26/26 as presented. (Fisher/Donahey) Unanimous

New Business

Zoning Ordinance text amendment proposals request for comment were discussed and reviewed.

See below for the specifics of our answers.

This is our recommendation to the township board in response to the Emmet Co. request for comment.

We agreed to start reviewing the new Zoning Ordinance at our monthly meetings.

Old Business - none

Report from Trustee (Fisher): none

Public comment: none

Adjourn at 8:00.

Next scheduled meeting 10/26/2026, 7:00 p.m.

Submitted by,
Cynthia Donahey, Sec.



Emmet County Planning Zoning and Construction Resources 3434 Harbor-Petoskey Rd., Suite E
Harbor Springs, MI 49740
Office: 231-348-1735 Fax 231-439-8933

Date: September 16, 2026

To: Emmet County Townships with County Zoning

Re: Possible Zoning Ordinance Text Amendments Regarding Housing **Background**

During the past several months, the Planning Team has been attending Master Plan public engagement meetings and reviewing the results of two community surveys. **Affordable housing continues to be identified as a topic of significant concern among Emmet County residents.**

As part of this ongoing planning work, staff have identified several provisions of the Emmet County Zoning Ordinance that could potentially be amended to provide additional flexibility for housing development and reduce regulatory barriers.

The purpose of this memo is to obtain input from the townships regarding the potential amendments described below. **No amendments have been proposed for adoption at this time.** Township feedback will assist staff in determining whether these concepts should be further developed for consideration by the County Planning Commission and Board of Commissioners.

Please review each question and indicate your township's position or provide alternative recommendations.

Township Input

Question 1 – Minimum Dwelling Unit Floor Area

The current minimum floor area for a dwelling unit is **560 square feet** in most zoning districts. The minimum floor area in the **SR – Scenic Resource District** is **720 square feet**.

Please consider whether reducing the minimum floor area could provide additional flexibility for smaller and potentially more affordable housing units.

Would your township support reducing the minimum dwelling unit floor area to 400 square feet?

Township Response

☒ Support 400 sq. ft. in all zoning districts

☐ Support 400 sq. ft. in some zoning districts only

☐ Do not support reducing the minimum floor area

☐ Support a different minimum floor area **Minimum:** _____ sq. ft.

☐ Other

Comments / Additional Information:

Question 2 – Minimum Building Width for Single-Family Dwellings

The current Zoning Ordinance requires a single-family dwelling in the R-1, R-2, RR, and SR zoning districts to have a minimum building width of **20 feet for at least one-half of its length**.

This requirement can create challenges for manufactured homes, particularly single-wide manufactured homes, which are commonly approximately **14 to 16 feet wide**. Meeting the current width requirement may require an addition or other modification, which can create additional construction and building-code considerations for property owners.

Would your township support removing the minimum building-width requirement for single- family dwellings in these districts?

Response

- ☐ Support removal in all four districts (R-1, R-2, RR & SR)
- ☒ Support removal in some districts only: R-1 and R-2
- ☐ Do not support removal
- ☐ Support a modified width requirement
- ☐ Other

Comments / Additional Information:

Clarification, remains 20' in RR and SR. No minimum in R-1 and R-2

Question 3 – Minimum Parking Requirements for Housing

The minimum parking requirements for residential uses are another area that could be considered for amendment.

The Planning Commission would like the township to consider the following changes:

PARKING REQUIREMENTS

Residential Use Current Requirement Proposed Requirement

Single-Family Dwelling	2 spaces per dwelling unit	1 space per dwelling unit
Multiple-Family Dwelling	2 spaces per dwelling unit	1.5 spaces per dwelling unit
Manufactured Home Park	2 spaces per manufactured home	1 space per dwelling unit

3A. Single-Family Dwelling Parking

Would your township support reducing the minimum parking requirement for a single-family dwelling to 1 parking space per dwelling unit?

☐ Support

☒ Oppose

☐ Support a different requirement: _____ spaces per dwelling unit

☐ Other: _____

Comments:

Very few living situations that only need one car

3B. Multiple-Family Dwelling Parking

Would your township support reducing the minimum parking requirement for a multiple-family dwelling to 1.5 parking spaces per dwelling unit?

☐ Support

☒ Oppose

☐ Support a different requirement: _____ spaces per dwelling unit

☐ Other: _____

Comments:

3C. Manufactured Home Park Parking

Would your township support reducing the minimum parking requirement for a manufactured home park to 1 parking space per dwelling unit?

☐ Support

☒ Oppose

☐ Support a different requirement: _____ spaces per dwelling unit

☐ Other: _____

Comments:

Question 4 – Other Housing-Related Zoning Amendments

Are there other provisions of the Emmet County Zoning Ordinance that your township believes should be considered for amendment to address housing availability, housing affordability, or housing development?

☒ No additional suggestions

☐ Yes – please describe below. **Suggested amendment(s):**

Reason for suggested amendment(s):

Township Comments

Please provide any additional comments regarding the potential housing-related amendments discussed in this memo.

Township: Friendship_____

Submitted by: _____

Title: _____

Date: _____

Signature: _____

Summary

The County Planning Team is seeking township input on several potential Zoning Ordinance amendments that may provide greater flexibility for residential development and help address housing affordability. The concepts presented for consideration include:

1. **Reducing the minimum dwelling unit floor area**, including consideration of a 400-square-foot minimum.
2. **Removing the minimum building-width requirement for single-family dwellings** in the R-1, R-2, RR, and SR zoning districts.
3. **Reducing minimum parking requirements** for single-family dwellings, multiple-family dwellings, and manufactured home parks.
4. **Identifying other Zoning Ordinance provisions** that the township believes should be considered in relation to housing availability, affordability, or development.

The County will use the feedback received from the townships to help determine which concepts warrant additional review and consideration as potential Zoning Ordinance amendments.

Thank You

Thank you for taking the time to review these potential amendments and provide comments. **Your township's input is an important part of the County's planning process and will help staff and the Planning Commissioners better understand local needs, concerns, and priorities as we evaluate potential changes to the Zoning Ordinance.**

We appreciate your participation and look forward to continuing to work with the townships on housing and other planning issues affecting our communities.