

Comprehensive Plan Implementation Committee Meeting Minutes

Tuesday, June 16, 2026, 7:00 PM
Green Isle City Office Council Chambers

1. Call Meeting to Order and Pledge of Allegiance – Meeting was called to order at 7:01 by Chair Harrison De Boer.
Present: Hunter Pederson, Harrison De Boer, Danielle De Boer, Shane Sheets
Absent: Denise Schuft
Staff Present: Secretary Amy Soeffker
2. Approve/deny June 16, 2026, agenda- Motion by Pederson to approve the June 16th agenda, seconded by Harrison De Boer. Motion carried.
3. Approve/deny April 21, 2026, and May 19, 2026, minutes – Motion by Danielle De Boer to table the April 21st minutes due to lack of a quorum to approve, seconded by Pederson. Motion carried. Motion by Harrison De Boer to approve the May 19th minutes, seconded by Pederson. Motion carried.
4. Monthly Reports/Updates:
 - a. Staff Report – Soeffker brought up the need for more members of the CPIC committee due to lack of members attending these meetings. Soeffker will ask Tim Spletzer and Terry Hughes. Notice will also go in the newsletter and on the website.
5. Old Business: The ordinances and the MBC can be found here: https://drive.google.com/drive/folders/1ZYSk8fVkzMfnRXEYxmZISeAPJJ00g62j?usp=drive_link
 - a. **MBC Title 03 Review** - Applicable Ordinances: No. 58, 2022-04, 2010-01, 2008-01 (Harrison De Boer)
 - Discuss: drop, integrate, or modify each ordinance relative to MBC
 - b. **MBC Title 05 Review** (Harrison De Boer) Consensus to input our code numbers but also included permitted uses, conditional uses, and correct the districts to match Green Isle's map. Apply R-1 setback to manufactured home parks. Also, consensus that if there is no city sewer and water new builds can put in a well and septic. Need to add in shoreland management. Need to add in two tree recommendation to subdivisions, and any other tree committee recommendations. Consensus to use MBC language for sexually orientated businesses. The committee did not get completely through this section, but the plan is to pass this along to P&Z for their August meeting. Next meeting CPIC will finish this section and move on to Title 11 on business regulations so this section can be passed on to EDA for review at their August meeting. Committee to read section 11 for the next meeting.
 - c. **American Legal Publishing** – Update on engagement approved May 19 (maximum cost of \$15,000) – De Boer reported that they will not attend a meeting, committee will complete as much as possible to try to keep the cost down.

6. New Business:
 - a. **MBC Title 15 Review - Land Use** (Harrison De Boer)
 - Pre-reading: MBC Title 15 Land Use
 - Folr the next meeting committee will review Title 11.
7. Board and Committee Comments -Newsletter – any items send them to Sam LaRose.
8. Adjournment – Motion by Danielle De Boer to adjoun the meeting at 8:04 pm, seconded by Pederson. Motion carried.

Secretary Amy Soeffker

Chair Harrison De Boer

Upcoming Meetings:

CPIC, Tuesday, July 21st at 7:00 PM