

**Port Sheldon Township Planning Commission Meeting Minutes**  
**Wednesday April 27, 2022**  
**6:00 p.m.**

**CALL TO ORDER:** Meeting was called to order by DeLeeuw at 6:00 PM.

**ROLL CALL:** Stump, Timmer, DeLeeuw, Petroelje, Boersen, Monhollon, Grilley

**STAFF:** Sabatino, Capson, Moore

**APPROVAL OF MINUTES:** Motion by Timmer to approve the January 26, 2022 meeting minutes, supported by Boersen and carried.

**PUBLIC COMMENTS: NONE**

**PUBLIC HEARINGS : NONE**

**COMMUNICATIONS: NONE**

**NEW BUSINESS:** Voting on New Planning Commission Officers.

Monhollon nominated DeLeeuw for Chairman, second by Timmer and carried  
Monhollon nominated Boersen for Vice-Chairman, second by Petroelje and carried  
Boerson nominated Stump for Secretary, second by Petroelje and carried.

**ZONING ADMINISTRATOR UPDATES:** Potential Zoning Ordinance change/amendments  
Sabatino briefly mentioned that in Section 4.10 of the Zoning Ordinance there is language that prohibits attached accessory buildings from exceeding 1000 square feet. This also applied to the AG-1 district in the previous Ordinance, but it was omitted for some reason when the zoning ordinance was rewritten. There is language elsewhere that covers this but it is inconsistent.

Andy will prepare an amendment for the next meeting. A public hearing is required for it, so in 2 months we will have the hearing after the review, at which point it can be recommended to the Township Board for approval.

Sabatino introduced a new Zoning Administrator Ryan Capson.

Sabatino introduced Steve Grilley new Planning Commission member

Peter Krupp, present representing Sandy Point Beach House (SPBH), presented a draft site plan asking about increasing space by putting a tent up behind the restaurant and possibly something bigger in the future as an "Event Center" for weddings and similar events. Moore noted that this is currently approved as a site plan and special use. Moore stated that the addition of new structures, the rearrangement of features, and the increase intensity of land use would require an amendment to both the special land use and site plan. This would require a public hearing requiring notice. There have been concerns from neighborhood about noise and parking that may need to be considered.

Moore feels that we need both and Amendment to Special Use and Site Plan. Moore also noted that many

of the improvements appeared to be on top of a hill, so the applicant will need to check existing contours and grades will need to be provided. So there is not a sheer drop off to south side hill. There may also be concerns about parking, as busy times for the restaurant will likely coincide with busy times for the wedding venue. Moore also noted that Ottawa County Health Department should be contacted regarding the septic system on the property.

Mr. Krupp noted that he would like a tent this summer, with possible building addition in the future. Peter will get his drawing updated for lot lines and contours, ingress/egress for his back property.

Public comment

Parcel on Stanton/31, David Stebbins of Redstone Land Development spoke about a multi family development in that area. They are proposing 54 town home apartments and Sabatino noted that we don't have the zoning area/language that enables this kind of density. 54 units on 8 acres is more than ordinance allows.

Moore mentioned that multi-family is allowed as a PUD, so we could modify density calculations for PUDs. Alternatively, the Township could create a new zoning district that allowed multi-family by right instead, and change the zoning on the property match. Moore also said that the commission will need to consider what is an appropriate density for the township? Moore will explore what type of amendments we might need.

Rocco DePirro representative of Alaskan Pipeline he is all for this development coming in he is offering mixed us on their commercial 6 acres and would be willing to work with the applicant if they need more land.

Monhollon commented PC has been tasked from the Board with coming up with ordinances about solar energy. Moore says they have been working on this in other communities and can bring a draft ordinance for the commission to review.

**UNFINISHED BUSINESS: NONE**

**Meeting Adjourned 6:50pm**

Lori Stump  
Secretary

