

PORT SHELDON TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Wednesday July 27, 2022

6:00 p.m.

CALL TO ORDER: Chairman DeLeeuw called the meeting to order at 6pm

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

Staff Present: Capson, Moore

Absent: Grilley

APPROVAL OF MINUTES: Motion by Monhollon to approve the minutes, supported by Timmer.

PUBLIC COMMENTS: None

SUPERVISOR UPDATES:

Supervisor Mike Sabatino summarized some information regarding meetings with Consumers Representatives. "Featured Use" study being done of land, infrastructure, etc... for future use, residents, stakeholders, rezoning, etc... planning
Ottawa County Planners Group in place re to shut down – planning, etc...
Still don't know a lot, study s/b out in November 2022; 26% of Twp tax revenue is Consumer's Brownfields, fly ash will have to remain as is (some are capped)
Other interests, dredge sand, water flow, etc... things that won't happen
Mike has also reached out to other Townships, etc... as to how they handled the shut down.
Studied economic development, other uses, future industries.

PUBLIC HEARINGS:

Request from Ron Kiekintveld of Kiek's Excavating LLC for a Special Land Use to extract natural resources in order to construct a pond at:
14935 Blair Street, Holland Mi. 70-11-24-100-024.

Ron Kiekintveld Special Land Use for a bigger pond; there is currently a very small pond there now, they want to significantly enlarge it. (Sand mine +25,000 yards).

We have extensive requirements for this size of project.

Andy summarized in his report, we need more information, sand stoke pile, haul routes, setbacks, etc...

Andy did receive some updated info from Capson & Kiek's but not totally complete.

Kiek's feels he has given us enough information, but this is a "sand mine" not a small pond, we need the sand mine requirements. He wants to do 95,400 yards of material. He feels he has done enough, he left the meeting at 6:30pm.

Request from Steven & Laura Uildriks for a Special Land Use to create a private road at:
0 Crosswell Street, West Olive Mi. 70-11-11-300-017.

Steve and Laura Uildriks want to create a private road for 3 buildable lots with a cul de sac. We need a document from Road Commission approving the private road name, have a maintenance agreement, no paving because less than 5 lots, not required.

Public Comment from Ron Ebel's parents owned that property, he is happy with what is being done by Uildriks that the property will be used and enjoyed by others.

Motion by Monhollon to Approve with these conditions:
Based on getting road name approved from the Road Commission
Township Attorney should review private road agreement
Support: Boersen

COMMUNICATIONS: NONE

NEW BUSINESS: NONE

ZONING ADMINISTRATOR UPDATES: NONE

UNFINISHED BUSINESS:

- 1) Multi Family Amendment Proposal –Moore reviewed his suggested changes to the amendment from May. David Stebbins from Redstone Land Development was present. Changing (amending) PUD ordinance per Andy's notes – units/acre and how many units overall.
Public hearing for next month for amendment then to Twp. Board.
- 2) Accessory Building Proposed Amendment – Andy reviewed the proposed changes (see his notes), This requires a public hearing also, then recommend to the Township Board.
- 3) Solar Energy Draft Amendment –
Overview of solar in May, then received examples of what he had proposed for other communities. Andy reviewed the preliminary ordinance for small scale and utility scale. We will review solar draft next month from Andy, schedule a public hearing after that.

Public hearing for August for Apartment
Motion: Timmer
Support: Petroelje

Motion to schedule a public hear next month for Accessory Building.
Move: DeLeeuw
Support: Monhollon

Meeting was adjourned at 7:40

Lori Stump

Lori Stump, Secretary