

**PORT SHELDON TOWNSHIP PLANNING COMMISSION**  
**Meeting Minutes**  
**Wednesday, December 7, 2022**  
**6:00 pm**

1. Call to Order - Deleeuw 6:00pm
2. Present: Duke Deleeuw, Bill Monhollon, Del Petroelje, Steve Grilley, Nikki Timmer.
3. Absent: Lori Stump
4. Also Present: Williams & Works Planner Andy Moore  
Building and Zoning Assistant Diane Jansen  
Josh Molnar-Nederveld representing Nancy Ellerbroek  
Nancy Ellerbroek – special land use application  
Emily Palacios-Attorney from Miller Johnson representing Curt Moran – rezoning application  
Several Port Sheldon Township Residents.
5. **Motion** by Petroelje to approval of Minutes from September 28, 2022. Supported by Timmer and carried.
6. No Zoning updates from the zoning administrator.
7. Communications: Holland Charter Township Notice of Future Land Use will be updated.
8. No Public Comments
9. Chairman Deleeuw Shifted Agenda Items.
10. Nancy Ellerbroek, 15684 Stanton Street, Special land Use Application for Private Road.
  - A. Josh Molnar – Nederveld. Presented the details of the application.
    1. Divide Lot Into two lots. 2.16 acres for the front lot, 8 acres for the back lot.
    2. Existing driveway will be widened to private road specifications and will be paved.
    3. Easements:
      - a. Common Driveway Easement
      - b. Repair and maintenance Easement
      - c. Applicant needs to add language to the easement that no public funds will be used, as required by the zoning ordinance.
    4. Easements to be reviewed
    5. Ottawa County Road Commission has approved pending Township approval. The well and septic for the new cottage has been approved as well.
    6. Existing green house to be removed and the Barn will be turned into a long-term rental.
    7. Comments from Andy Moore- Application is in line with the Master Plan. Changes to the property will have little effect on the community as a whole. The addition of the second residence will not negatively impact

E. Commission discussion.

1. No LSR lots are on the Lake Michigan unless they were platted in the 1900s. R-1 and AG-1 is for all other residential parcels in the township.
2. Argument of Value does not make sense. There is no benefit to the landowner to change zoning at this time.
3. The commission wants to refer and have further discussion with the township attorney.
4. The land can be used as reasonable as it zoned. AG-1 is more generous than LSR.
5. LSR is stricter than AG-1 or R-1. Special uses are more restrictive.
6. With the closing of Consumers Power the public utilities may be in the future which is very possible.
7. The lawsuit with Moran and the Township has been resolved in favor of the Township.
8. There is no benefit to the landowner to rezone. Seems to be rezoning for the sake of rezoning.

F. **Motion** Monhollon to postpone the decision until the next meeting on January 25, 2033. Supported by Grilley and carried.

12. Short Term Rental Discussion:

- A. State Senate was tabled the bill House Bill 4722 until 2023. The bill in its current state will allow STRs, and takes away the ability to self-regulate. Will not allow regulating through Zoning. Can be regulated through ordinances.
- B. No public hearing, however resident Curtis Gruenler 17300 Sheldon Dunes was present, his comments were not in favor of allowing STR. That the Sheldon Dunes neighborhood has had problems. DeLeeuw acknowledged his comments.
- C. Park Township will begin to enforce the short-term rental ordinance in 2024. They went through a year of planning commissions meeting and public hearings. As advised by their attorney to enforce what is already on the books.
- D. Look at Noise Ordinance to see if that needs to be revised.
- E. Andy to do a report on what other townships on the lake shore are doing.  
Further discussion to be on the agenda for the January 25, 2023 Meeting.

13. DeLeeuw presented maps of Purposed Settlements and Purposed Sprawl Presented by Notre Dame School of Architecture 5-year Studio – Final Presentation of Port Sheldon Project. R Palszynski will be scheduled to meet with the township February – March.

14. **Motion** Petroelje to table Solar Discussion. Supported by Monhollon and carried.

15. The Michigan Planning Enabling Act requires that a Master Plan be reviewed every five years.

16. **Motion** by Monhollon to find that the Township Master Plan remains acceptable and changes are not needed at this time. Supported by Timmer and Carried.

17. DeLeeuw adjourned meeting at 7:30pm



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Lori Stump – Secretary