



# PORT SHELDON TOWNSHIP

16201 Port Sheldon Street, West Olive, MI 49460  
Telephone 616-399-6121 Fax 616-399-7173  
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## Planning Commission Meeting Minutes

Wednesday, May 24, 2023 – 6pm

1. **Call to Order:** DeLeeuw at 6pm
2. **Roll Call:** Commissioners present were Duke Deleeuw, Del Petroelje, Lori Stump, Steve Grilley, Nikki Timmer, Bill Monhollon, Pat Kelderhouse. Also present were Zoning Administrator Ryan Capson, Recording Secretary Diane Jansen, and Township Planner Andy Moore. Peter Krupp from Sandy Point Beach House, Nathan Lee and Ryan Beere from Michigan Gas Utilities, and many residents and guests were also present.
3. **Approve Minutes from April 26, 2023:**
  - a. **Motion:** by Del Petroelje to approve the meeting minutes from April 26, 2023 with corrections. Seconded by Steve Grilley with all commissioners voting yes and carried.
4. **Approve Agenda:**
  - a. **Motion** by Nikki Timmer to approve the agenda with the addition of Redstone development added to the end of the meeting. Seconded by Steve Grilley with all commissioners voting yes, and carried.
5. **Communications:** None
6. **Zoning Administrator Updates:** Capson informed the Commission that the Township Board approved the Redstone Development PUD. They tabled action on the solar ordinance and will hold a hearing on it. They also asked the Planning Commission to work on a zoning and general law ordinance related to short term rentals.
- 7.
8. **Public Comments:** None
9. **Unfinished Business:**
  - a. **MGU Special Land Use Application.**

MGU Communication was present and suggested that they use a “sound block” fence material that would attach to the fence. This screening material would reduce the noise by 32 db. They will also add landscaping to the perimeter of the site. There was discussion related to a berm, the fence height, and other issues.
  - b. **Motion** by Steve Grilley to approve subject to the applicant adding landscaping and the sound block fencing material on a revised site plan for review and acceptance by the Zoning Administrator. Seconded by Bill Monhollon with all commissioners voting yes and passes unanimously.



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### 10. New Business:

a. **Sandy Point Beach House Site Plan Review Application:** Peter Krupp was present and reviewed his application with the Commission. He said the tent would be seasonal to provide shade in the summer. The installed tent replaced the umbrellas on the outdoor tables. No additional seating capacity increase. The tent will have sides to cut down on noise. The food truck would sell Italian beef sandwiches, hot dogs, and the link and be located near the ice cream truck. It would be a lower cost alternative for kids and families in the area. Food truck will be placed at an angle to the existing food truck. Tables and parking will remain the same. Future plan it to add tent to replace umbrella for the food truck area.

1. **DeLeeuw opened the public hearing:**

1. Letters from Bart and Laura Bale, 16887 Lake Ave. Expressed concern of additional noise and increase parking on the streets.
2. Mary VanHof, 16859 Tyler Street. Commented that Sandy Point Beach House is a good neighbor and is supportive of the changes.
3. Dave Visser, 168565 Tyler Street. Has concern of truck traffic, there were 3 septic trucks during the week and agrees with the Bale's points.
4. Carol Brown, 7285 Lakeshore Drive. Commented that the tent over the outdoor seating is already up.
5. Shari Smith. 7227 Lakeshore Drive, Asked about noise control options. Has concerns regarding parking.
6. Marylyn Ondersma, 7265 Lake Shore Drive. Has concern of parking on Tyler Street. Parking on both sides.
7. Sandy Turner, 16841 Tyler Street. Has concerns of traffic and safety. Parking on both sides of Tyler Street. Has concerns of building materials and other items making the area around the restaurant look dumpy.
8. Dave Turner, 14841 Tyler Street, outside music is too loud.
9. There being no further comments DeLeeuw closed the Public Hearing.

2. **Sandy Point Beach House comments:**



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1. Krupp stated that the septic tanks get emptied every 3 months as part of regularly scheduled maintenance. Water is tested in accordance with Ottawa County guidelines.
  2. Tyler Street parking is from the rental boat slips, which does not have off street parking. SPBH has an overflow parking lot and when the restaurant is extra busy, customers use that lot.
  3. Outside bands have been acoustical and only during daylight hours and has been for the last few years.
  4. No additional seating will be added to the outdoor areas with the addition of the new tent and food truck.
3. **Commissioners discussion:**
1. Moore reviewed his report. Noting concerns included noise, increased traffic, parking, and intensity on the site. He stated at some point SPBH will reach a point when the site has sort of reached its maximum capacity, and wondered if we are at or are nearing that point.
  2. Concern of additional noise expected from additional food truck. Safety and parking need to be addressed.
  3. The second food truck will also need be hard wired and plumbed as the ice cream truck is.
  4. Township to request no parking signs for the on the north side of Tyler St.
  5. Concerns that the restaurant lot is looking junky.
  6. SPBH tends to make changes to the site plan and special use permit, then ask for forgiveness instead of permission.
  7. Krupp apologized for erecting the tent and promised to do some spring clean-up.
  8. Stump thought it might be valuable to have them come back in September to follow up. This was requested before and they did not come back.
4. **Motion by Del Petroelje to approve the site plan with the conditions:**
1. **All licenses and registrations will be obtained for the additional food truck.**
  2. **Tents shall be shown on the site plan**



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**3. A site plan review with public hearing on the site plan and special use permit will be held at the October Planning Commission Meeting on October 25, 2023. Seconded by Pat Kelderhouse with all commissioners voting yes and carried.**

**5. Motion by Grilley to recommend the Township Board pursue no parking on signs on the north side of Tyler Street west of Lakeshore Drive by the Sandy Point Beach House. Seconded by Stump with all commissioners voting yes and carried.**

**11. Redstone Development:** Dave Stebbins to discuss the Board of Trustees stipulations for the PUD for Ventura Townhomes and what would be needed for the final site plan review by Planning Commission. The Board approved it with them adding additional an overflow parking area on the site plan in case it is needed in the future. Capson also said the needed approvals from local agencies, performance guarantee. Final site plan review will be held at the Planning Commission Meeting on June 28, 2023.

**12. Meeting was adjourned at 7:32pm.**

  
Lori Stump – Secretary

6/28/23  
Date