

Wednesday April 23, 2025

Planning Commission Meeting Minutes

Call to Order: 5:00 pm by Steve Grilley

Roll Call: Present: Stump Kelderhouse Petroelje
Timmer DeLeeuw Monhollon
Grilley
Staff: Capson, Moore
Absent: none

Approve Minutes from March 26, 2025: Move: DeLeeuw

Support: Kelderhouse

Approve the Agenda: Move: Monhollon

Support: Timmer

Communications: none

Zoning Administration Update: Capson commented on a recent ZBA approval.

Public Comments:

- 1) Jim Kober spoke. He is a resident who commented that he owns several properties in the area. He and his wife like to travel, and stay at small “land trust” campsites, called “Harvest Host”, where people can just camp for a night or two, have access to power and water. He would like to offer an area on his blueberry farm, no water or dump station, just an area where people could briefly camp. Andy commented that this is not really “agritourism”, it’s like an air BNB but you rent a spot for the night for your RV. The township currently does not have any ordinance to address this. The commission would need to look at a zoning amendment to permit this, if it wanted to accommodate it.

Grilley closed the public comments.

Old Business: none

New Business:

Chris Khorey from McKenna presented the Planning Commission with the updated Master Plan, including additional input from Consumer’s, which was reviewed by the

Commission. Consumer's is proposing to construct a facility for battery storage. Andy commented that currently the township does not have any battery storage regulations, this is something that we will have to work on over the summer. These could be permitted as a special use in certain districts determined by the Planning Commission.

Consumer's is also proposing to push the mixed use area line, which is currently coal storage, farther to the south. Chris commented that the township has the right to ask for changes, that we must have "mutual flexibility", the mixed-use area line can be "fluid" for us, but we do not have to agree to every change.

The Master Plan will go before the Board in May, if we are comfortable with the current draft, along with the minor proposed changes that were reviewed. The Planning Commission can recommend sending this draft to the Township Board for distribution to the notice group.

A motion was entertained to recommend sending this draft to the Township Board for distribution:

Move: Kelderhouse

Support: DeLeeuw

Motion was passed by all Commissioners, no "nay" votes.

A brief discussion was held on future meeting agenda topics, such as address a battery storage ordinance and the "Harvest Host" topic.

Grilley adjourned the meeting at 5:44 pm