



PORT SHELTON TOWNSHIP

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Planning Commission Meeting Minutes May 28, 2025

Call to Order:

5:00 by Steve Grilley

Roll Call:

Present: Lori Stump, Del Petroelje, Nicole Timmer, Bill Monhollon,
Patrick Kelderhouse, Steve Grilley, Duke DeLeeuw.

Absent: none

Staff present: Ryan Capson, Andrew Moore

Approve Minutes from April 23, 2025:

Move: Kelderhouse

Support: Timmer

Motion carried 7-0 via voice vote

Approve Agenda:

Move: Timmer

Support: Monhollon

Motion carried 7-0 via voice vote

Communications:

None

Zoning Administrator Updates:

None

Public Comments:

- 1) Kathleen Ponitz, at 5285 N Lakeshore would like to build a smaller home in front of her current home. She would like to downsize and sell her current home and live in the new smaller home on the same property, but she would need a shared driveway if she built a new home. Ryan commented on this situation, that some townships will allow shared driveways, ours does not. He recommended to her that she start with the PC to see if this would be a possibility, currently it is not allowed per our ordinance.
Andy's comment was that to build a house she would have to split the property or allow an "accessory dwelling unit", and we would have to amend our ordinance to allow for shared driveways. Also, there is a minimum lot area requirement on a street or private road. The concern would be that we are potentially doubling the density of this area if it is allowed everywhere in that district. There are many concerns with shared driveways, such as easements, maintenance, plowing, neighbors squabbling, etc. Andy also commented that the Land Division Act might restrict the ability to divide the lot. The Road Commission also has concerns with increasing the number of driveways. Andy will explore options from other townships, so we can have some answers supported by research.
- 2) Mike Sabatino introduced Cate Wiler to the Planning Commission; she will be the new administrator for the building department. She will also become the recording secretary for the Planning Commission, if we wish to appoint her as such.

A motion was made to appoint Cate as the recording secretary for the Planning Commission:

Motion: Lori Stump

Support: Patrick Kelderhouse

The motion was passed unanimously via voice vote.

- 3) Ron Kiekintveld, 14935 Blair St, is requesting to replace an old barn that collapsed. Capson had recommended he come to the PC because Ron has other storage buildings, and although per Zoning he is under the 2.5% area allowed, he is over the 4000 sq. ft allowed. Andy's recommendation was that he come to the PC with a site plan, and that we would have to have a public hearing for a special land use.
- 4) Andy Byerly, township resident at 15524 Blue Fox Run wanted to express his concerns about an item from a previous meeting, in regard to a neighbor's request. His neighbor was asking us to investigate a type of "agri-tourism" involving what is commonly known as "Harvest Host" or "Farm Stays." Byerly is worried about adding another house, traffic, road business, etc. He was informed that we would be discussing this issue later in the meeting and he agreed to remain to hear the discussion.

Public Comments was closed by Grilley.

Old Business: None

New Business:

- A) Lakeshore Sand LLC review, with Phil Brewer. Phil updated the PC with the progress on sand mining and the pond. He feels that he has about 2-3 years left of active mining, depending on the market for sand. He commented that Consumer's is also looking for sand. Neighbor complaints have been minimal and have been addressed promptly, he said that neighbors might be noticing more activity because of additional dead trees being cut down and losing that screening. Annual reviews will continue.

A motion was made to approve the annual review for Lakeshore Sand LLC and allow the operation to continue.

Motion: Kelderhouse

Support: DeLeeuw

The motion was passed unanimously via voice vote.

- B) Discussion on "Agri-tourism", "Harvest Host", Air BnB camping, etc.

At a previous meeting a township resident, Jim Kober, had brought an inquiry about doing a type of Air BnB camping on his land. This is a fairly new situation where people offer others the ability to camp, RV, etc. on their property for a night or two, then depart.

Andy commented that currently our township does not have an Ordinance to address this. If there are 5 or more campsites, a DNR campground permit is needed. We would have to amend our General Ordinance to allow this, we could restrict size, acreage, number of sites, water, electricity, what districts, etc. It would have to be a type of special use.

Andy Byerly, 15524 Blue Fox Run, spoke up against allowing this, he commented that he and his wife moved here to get away from that type of thing. The Commissioners discussed the topic; the general opinion of the Commissioners appeared to be that this was something that should not be allowed in the township and will not be pursued further.

Additional topics for future discussion:

- 1) Capson requested that the Commissioners look at a battery storage ordinance. Consumer's is requesting to do battery storage, and we currently do not have any regulations. This would be a Special Use.

Andy will look into this for us, his comment was that the ordinance needs to be "workable" and reasonable, as per Act 233, a township cannot be too restrictive or Consumer's has the option to go to the Michigan Public Service Commission and then it will be out of local control and input.

- 2) Capson also requested that the Commission address the issue of food trucks. There is a food truck at the gas station at Stanton. Currently food trucks are allowed to get a 2-month permit, and then allowed to renew it 3 times, for a total of 6 months of operation. Currently food trucks are only allowed on commercial lots. There have been no complaints about the food truck. Discussion was about what to allow, how long, what is the difference between a "permanent food truck" if it stays in one place, vs a restaurant? Andy will review other townships for examples of what is allowed.

Adjourn:

Grilley adjourned the meeting at 6:15 pm.


Lori Stump
Secretary

