



PORT SHELDON TOWNSHIP

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Planning Commission Meeting Minutes July 23, 2025

Call to Order:

5 pm by Steve Grilley

Roll Call:

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

Absent: Ryan Capson

Staff: Andy Moore

Approve Minutes from June 25, 2025:

Motion: Approve Minutes by DeLeeuw

Support: Timmer

Motion carried 7-0 via a voice vote

Approve Agenda:

Motion: To rearrange the agenda, to do new business first, then the
Master Plan review, by Petroelje

Support: DeLeeuw

Motion carried 7-0 via voice vote

Communications:

None received

Zoning Administrator Updates: none, Capson was absent from the meeting.

Public Comments:

None

New Business:

1. Rezoning application for parcel # 70-11-12-200-058 at 14492 Gardner St, West Olive, MI, 49460
 - a. To hear the request from Edward and Kathleen Davis to change the zoning of this piece of property from commercial to residential.
 - b. Andy Moore summarized the request, he reports that it is a simple request, the lot is surrounded by other single family home lots, the rezoning will be compatible with the surrounding area. The rezoned property will be consistent with the zoning area under both the current Master Plan and the updated proposed 2025 Master Plan. Changing to R1 will be compatible with the future land use plan and is a more restrictive zoning. This requires a Public Hearing and recommendation to the Township Board.
 - c. John Rademaker of 14561 Croswell briefly spoke about the request; he wishes to build a home for elderly parents to be near them.
 - d. Grilley opened public hearing. There were no public comments, so Steve closed the public hearing.
 - e. Motion: To recommend the rezoning of this property to the Township Board, by Monhollon
Support: Timmer
Motion carried 7-0 via a voice vote

2. Consideration to review the proposed 2025 Master Plan and conduct a Public Hearing.
 - a. Chris Khorey from McKenna made a presentation to review the Master Plan and update some minor changes in preparation for the Public Hearing. He reported that the Plan had been distributed to the public on the township web site for public review and comments for the required 63 days. If the Master Plan is recommended to the Township Board by the Planning Commission, the Township Board will have a meeting on August 13, 2025, to approve the Plan. This approval will rescind the 2017 Master Plan upon adoption. He also commented that the Township is still planning on the Campbell plant closing in August.
 - b. He summarized what the Master Plan is, a “big picture on intentions”, that it “defines community character and identity”, it is “a basis for zoning and a plan for the future” and that a Master Plan is required by law. Any rezoning must be consistent with the Master Plan and future land use plan. He emphasized that the Master Plan is not a law, it does not change zoning but defines it, zoning is a law. It must be reviewed every 5 years and edited every 10 years. The Master Plan ensures that rezoning must be consistent with the future land use plan and gives property owners options.
 - c. Khorey also reviewed a summary of online comments, along with potential text and FLU (Future Land Use) revisions. These are listed in the package from McKenna.
 - d. Steve Grilley then opened the Public Hearing.
 - i. Dave Brink of 6643 Holly Drive asked about subdivision plans and development. He is also worried about wells drying up. Andy replied that no development is planned at this moment, there is no water or sewer for a “subdivision”, that property must still follow the land division act to be divided.
 - ii. Benjamin Mannies of 16635 Blair Street commented that he moved here a year ago, and is worried about the area where he lives, and if some zoning areas are allowed to be smaller than 2 acres, why not others? Worried that it will grow outward.
 - iii. Robert Hilarides of 17330 Woodlawn complimented the Commission on their work on the Master Plan but is worried that adding residential areas to some of Consumer’s property will encourage too much of a “resor” feel, people moving in and building large houses.
 - iv. Karl Timmer of 14488 Baldwin St, resident, asked about the agricultural preservation areas, commenting we should not restrict what farmers can

do with their property. He said many farmers are planning on that property as their retirement

- v. Jan O'Connell said she is not a resident but spends time in the township. She is a Sierra Club organizer, and she requested that Consumer's should be monitored and report any contamination. She feels there should be hydrological and contamination studies of Pigeon Lake and is worried about battery storage and potential data centers, that they should provide their own water and energy.
- e. Grilley closed the public hearing.
- f. The Commission discussed the proposed changes to the text of the Master Plan, as presented in the packet by Khorey. The Commissioners all agreed on the proposed changes, so two votes were taken as follows:
 - i. To recommend the changes, consisting of four edits, to the Master Plan, as listed in the packet.
 - a. Revise the Transportation objectives to state that implementation of the Non-Motorized Plan is a high priority.
 - b. Add some language to the Neighborhood Residential FLU category saying that the vision is single family west of US-31, but other housing types may be appropriate east of US-31.
 - c. Revise the Sub-Area Plan and Future Land Use map to show the south side of Croswell from Hiawatha to 160th as a Priority Preserve Zone.
 - d. Revise the Zoning Plan to clarify that R-1 Zoning is not appropriate in the Rural Residential FLU category.
 - ii. Motion: DeLeeuw
Supported: Kelderhouse
Motion carried 7-0 via voice vote
- f. To recommend adopt Township Resolution 2025-17, which recommends the master plan to the Township Board and constitutes Planning Commission approval of the Master Plan.
- g. Motion: DeLeeuw
Support: Kelderhouse
Motion carried 7-0 via roll call vote:
 - 1. DeLeeuw yes
 - 2. Timmer yes
 - 3. Kelderhouse yes
 - 4. Grilley yes
 - 5. Monhollon yes
 - 6. Petroelje yes
 - 7. Stump yes

3. Discussion on Food Trucks, Energy Storage Facilities and Shared Driveways was deferred to the August 2025 meeting.

Grilley adjourned the meeting at 6:18 pm.

X

Lori Stump
Secretary

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