



PORT SHELDON TOWNSHIP

16201 Port Sheldon Street, West Olive, MI 49460
Telephone 616-399-6121 Fax 616-399-7173
www.portsheldontwp.org | info@portsheldontwp.org

Planning Commission Meeting Agenda December 3, 2025 at 5:00PM

1. Call to Order:
2. Roll Call:
3. Approve Minutes: Meeting on October 22, 2025
4. Approve Agenda:
5. Communications:
6. Zoning Administrator Updates:
7. Public Comments:
8. Old Business:
 - a. Battery Storage
 - b. ADU Discussion
9. New Business:
10. Adjourn:

Public Hearing procedure is on back of the agenda.

Public Hearing Procedure

A public hearing conducted by the Planning Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedure. This procedure may be modified at the discretion of the Chairperson based on the type and character of the hearing.

1. The Chairperson of the Planning Commission shall announce that a public hearing will be conducted on a request.
2. The Chairperson shall read the public hearing announcement as published in the newspaper and also give a brief description of the hearing subject and any history if necessary. This step may be deferred to another member of the Planning Commission.
3. The Chairperson shall announce the following hearing rules
 - a) This is a public hearing designed to receive comments on the above subject. Only comments regarding this subject will be accepted.
 - b) All persons wishing to comment shall be given an opportunity.
 - c) Any person wishing to speak shall first be recognized by the Chairperson.
 - d) This person shall, state their name and address, and make comments directly to the Chairperson.
 - e) Each person speaking shall limit their comments to three (3) minutes.
 - f) Everyone shall have an opportunity to speak before someone is allowed to speak a second time, as time permits.
 - g) If at any time during the hearing, the Chairperson feels no other relevant comments are being stated or the public is out of order, the Chairperson may close the public hearing. The Chairperson may at their discretion, terminate unreasonably repetitive, irrelevant, or lengthy comments which are nonproductive to the purpose at hand.
4. The Chairperson shall officially open the hearing and state the purpose of the hearing is to receive public input regarding the subject. If the chairperson desires to answer questions, or direct someone to answer a question, this may be done at the discretion of the Chairperson.
5. During the hearing, the Chairperson or their designee shall read any correspondence received. This can be worked in between public comments.
6. Once all public comments have been stated, the Chairperson shall close the hearing. Any voting member of the Planning Commission may initiate an action to close the hearing.



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Planning Commission Meeting Minutes October 22, 2025

Call to Order: 5:00 by Steve Grilley

Roll Call: Present: Steve Grilley, Duke DeLeeuw, Patrick Kelderhouse, Nicole Timmer, Lori Stump
Absent: Del Petroelje, Bill Monhollon
Staff present: Ryan Capson, Andrew Moore, Cate Wiler

Approve Minutes from September 24, 2025:

Motion: Patrick Kelderhouse to amend and approve the minutes under New Business, Item f., i., removing the number for the resolution
Support: Lori Stump
Motion carried 5-0 via voice vote

Approve Agenda: Approved with moving old business ahead of new business
Motion: DeLeeuw
Support: Kelderhouse
Motion carried 5-0 via voice vote

Communications: None

Zoning Administrator Updates: None

Public Comments: None

New Business:

1. **Site Plan Application** for Parcel# 70-11-01-300-020, Vacant Parcel – South of 9104 US-31, West Olive, MI 49460, Proposed construction of 10,640 SF retail development. Presented by Joe Westerbeke and Jared DeVoursney of Eng. Engineering and Surveying

A. Discussion

- i. Westerbeke discusses the water and sewer connections, mentioning updates and verbal approvals from MDOT and the Ottawa County Water Resource Commissioner.

- ii. Westerbeke stated that Ventura Development group is buying the parcel to the south of the proposed site and plans to extend the Camino Drive townhomes cul-de-sac and will provide an easement for the lateral sewer connection and an emergency fire access to the townhome cul-de-sac.

B. Grilley opened Public Hearing

- i. Rocco DePirro, Alaskan Pipeline Owner, 9104 US 31., West Olive, MI 49460, Spoke to express his support of the project stating that they would like to have new development near their location.
- ii. Anthony Fitzgerald 8981 146th, West Olive, MI 49460. Letter written and read expressing his concern with the location and three other Dollar Generals within 10-mile radius. Additional concerns were expressed regarding construction impact and run-off into the retention pond.

C. Grilley closed Public Hearing

D. Discussion

- i. Moore reviewed the recommendations for driveway access through the existing Alaskan Pipeline driveway as well as an extension of the easement both north and south of the proposed site. In addition, he stated that an easement agreement would be necessary between Ventura and Dollar General for utility connections and emergency fire access.
- ii. Andrew Moore suggests specifying low-profile signage and providing rendered elevations for the building.
- iii. DeVoursney agrees to provide the updated drawings and information to the Zoning Administrator.

E. Motion to approve site plan review for Dollar General

- i. Motion made by Kelderhouse to approve the site plan review with the following conditions:
 - 1. Fire chief approval of emergency access
 - 2. Agreement of utility easements with Ventura Townhomes must be reviewed and approved by the township.
 - 3. Approval by MDOT, Ottawa County Road Commission, Ottawa County Water Resource Commissioner
- ii. Supported by DeLeeuw
- iii. Abstained Timmer
- iv. Motion carried 4-0 via a voice vote

2. **Special Land Use Application** for Parcel# 70-11-27-100-011, 6343 Butternut, West Olive, MI 49460, Proposed construction of Contractor Storage Units. Presented by Ryan Stygstra and Bruce Zeinstra with Holland Engineering.

A. Discussion - 60' W x 175' L x 16' H Building with 7 condo units to be used as contractor storage. Each unit will have a bathroom. The only signage planned is for individual signs on each condo door. 2 parking spaces per unit, lighting will be limited to building-mounted in a downward capacity.

B. Grilley opened Public Hearing

- i. None

C. Grilley closed Public Hearing

D. Discussion

- i. Moore reviewed the planning recommendations and concerns regarding a 50 foot overlap of land from a survey performed in 2024. Moore suggests rectifying the boundary issue before final approval.
- ii. Moore asks about the intended use of the facility, clarifying whether it is for contractor storage or office use. Will there be exterior storage allowed outside of the condo unit?
- iii. Stygstra pointed out that in the Master Deed by-laws for the condo in Article XIII number 8, No outdoor storage. The parking lot or other general common areas shall not be used for outdoor overnight storage.
- iv. Grilley and Moore discussed the implications of allowing office use versus storage only.
- v. Timmer read the Master deed bylaws Article XIII number 1, condo units may be used only for purposes allowed under applicable Port Sheldon Township zoning regulations.

E. Motion to approve Special Land Use Application for Contractor Condo Units

- i. Motion made by Timmer to approve the special land use application subject to the following conditions
 1. No demolition or earthwork shall be undertaken on the site until all appropriate permits have been secured consistent with this site plan approval and copies of such permits have been submitted to the Township.
 2. Prior to issuance of any Township permits, the applicant shall have paid all application, permit, and other fees related to the request.
 3. The applicant shall comply with any stipulations of the Township Fire Department.
 4. Any outdoor lighting fixtures shall be downward facing and fully cut-off to the satisfaction of the Zoning Administrator.

5. Any signage details shall be submitted for review and approval by the Zoning Administrator.
 6. No building materials, scrap, or equipment shall be stored outdoors. Personal items such as recreational vehicles, automobiles, and similar items shall not be stored on the premises.
 7. The site shall be operated in a manner that minimizes dust, noise, glare, fumes, and similar impacts from adversely affecting neighboring properties.
 8. Township attorney shall review condominium documents.
 9. The applicant shall come to an agreement on the location of the property line with the adjacent owner and have corrective deed(s) drafted and accompanied by a survey plan demonstrating compliance with the zoning ordinance. The corrected deeds shall be recorded with the Ottawa County Register of Deeds.
 - ii. Supported by Kelderhouse
 - iii. Motion carried 5-0 via a voice vote
3. **Consideration** – An Ordinance to amend the Port Sheldon Twp Zoning Ordinance; to amend section 2.15 to add a new definition pertaining to Mobile Food Trucks Vending, to amend article IV to add a new section pertaining to Food Truck Permits and approval standards, to amend the C-Commercial district to allow food trucks as permitted use when operated at the same location for up to 180 days.
- A. Discussion -**
 - B.** Stump read public comments from 2 residents supporting the food truck, including concerns about the 180-day proposal.
 - C. Grilley opened Public Hearing**
 - i. Anthony Fitzgerald 8981 146th, West Olive, MI 49460. Letter written and read regarding concerns that mobile food trucks should not be permanent but should stay mobile.
 - ii. Rocco DePirro, Alaskan Pipeline Owner,, 9104 US 31., West Olive, MI 49460, Spoke to express his support of the food trucks stating that they have taken care of the property and made improvements to seating.
 - iii. Emmanuel Gomez 14482 Shady Hollow, West Olive, MI 49460. Spoke regarding his business as a food truck owner and requested that permits be changed to both short term and long-term applications with separate fees based on the use.

- iv. Matt Wallace 9105 Stillwater Dr, West Olive, MI 49460. Fully support year-round operation for the food trucks.

D. Grilley closed Public Hearing

E. Discussion –

- i. Kelderhouse and Grilley discuss the distinction between a mobile food truck and a permanent restaurant.
- ii. Kelderhouse proposed drafting a new ordinance for the next meeting to address the food truck changes discussed. The board agrees to table the food truck ordinance and draft a new proposal for consideration.
- iii. Andrew Moore suggested adding additional regulations addressing property maintenance, emphasizing the need for safe, clean, and sanitary conditions for mobile food vending.
- iv. Moore also noted that the ordinance includes provisions for revocation of permits if the mobile food vending business ceases operation, requiring immediate removal of the food trailer wagon.

- F.** After a lengthy discussion the group decided to keep the existing ordinance, but change the 180 day time frame to 365 days. The ordinance will also be updated to address that the property and location of the food truck shall be maintained in a sanitary, safe and orderly at all times. The commission also agreed to modify the section on revocation to state that if the mobile food vending business ceases to operate the business on a property for longer than four consecutive weeks that the use shall be considered abandoned shall be removed. The Commission also agreed to have the Township Attorney review this ordinance, too.

G. Motion to approve the mobile food vending ordinance with discussed changes, pending board review.

- i. Motion made by Kelderhouse that the mobile food vending ordinance be recommended the board, pending the changes that have been discussed and review from the township.
- ii. Supported by DeLeeuw
- iii. Motion carried 5-0 via a voice vote

4. **Consideration** – An Ordinance to amend the Port Sheldon Twp Zoning Ordinance; to amend section 2.07 to include a definition for Energy Storage Facility as a Special Land Use in the Industrial District; to amend Section 9.03 to include Energy Storage Facilities as a Special Land Use; and to amend Article XVIII to include a new subsection related to Energy Storage Facilities.

A. Discussion – Grilley introduced the ordinance to amend the zoning ordinance to include energy storage facilities. Moore explained the state's Public Act 233, which permits wind, solar, and battery storage projects.

B. Grilley opened Public Hearing

- i. James Rushkamp, 16739 Haven Woods Ct, West Olive, MI 49460, expressed his concerns for air toxicity in a fire event, pollution and evacuation concerns. He stated he is opposed to battery storage within the township.
- ii. Ralph Worthington, 17276 Hidden Treasure, West Olive, MI 49460, spoke regarding his concerns for the blast area in the event of a battery explosion and the fire department not being able to handle the increased demands this type of project would present.
- iii. Melanie Thorwall, 5574 Whitetail Ct, expressed concerns of the dangers of lithium battery storage and concerns for pollution to the lakes and air.

C. Grilley closed Public Hearing

D. Discussion

- i. Kelderhouse and DeLeeuw discussed the potential for a more restrictive ordinance to provide local control.
- ii. DeLeeuw suggested reading up on the Moss Landing fire incident to better understand the risks.
- iii. Moore explained the limitations of local regulation due to state preemption.

E. Motion

- i. Motion made by DeLeeuw to table the item for next meeting
- ii. Supported by Kelderhouse
- iii. Motion carried 5-0 via voice vote

Old Business:

1. ADU Discussion

a. Motion

- i. Motion made by Kelderhouse to table the item for next meeting
- ii. Supported by Timmer
- iii. Motion carried 5-0 via voice vote

Adjourn: Grilley adjourned the meeting at 7:25 pm.

X

Lori Stump
Secretary

DRAFT

**PORT SHELDON TOWNSHIP
OTTAWA COUNTY, MICHIGAN**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE PORT SHELDON TOWNSHIP ZONING ORDINANCE; TO AMEND SECTION 2.07 TO INCLUDE A DEFINITION FOR “ENERGY STORAGE FACILITY”; TO AMEND SECTION 3.05 TO INCLUDE ENERGY STORAGE FACILITY AS A SPECIAL LAND USE IN THE INDUSTRIAL DISTRICT; TO AMEND SECTION 9.03 TO INCLUDE ENERGY STORAGE FACILITIES AS A SPECIAL LAND USE; AND TO AMEND ARTICLE XVIII TO INCLUDE A NEW SUBSECTION RELATED TO “ENERGY STORAGE FACILITIES”

PORT SHELDON TOWNSHIP, OTTAWA COUNTY, MICHIGAN, ORDAINS:

Section 1. Amendment of Section. 2.07. Section. 2.07 of the Port Sheldon Township Zoning Ordinance is amended to add the following definition in alphabetical order:

ENERGY STORAGE FACILITY: A system that absorbs, stores, and discharges electricity with a nameplate capacity of at least 50 megawatts. Energy storage facility does not include either of the following: (i) Fossil fuel storage. (ii) Power-to-gas storage that directly uses fossil fuel inputs.

Section 2. Amendment of Section 9.03. Section 9.03 of the Port Sheldon Township Zoning Ordinance is amended to add to the Special Land Uses section, which reads as follows:

- Energy Storage Facility

Section 3. Amendment of Section 3.05. Section 3.05 of the Port Sheldon Township Zoning Ordinance, “Table of Permitted and Special Land Uses,” is amended to include the following row, which is inserted in alphabetical order and reads as follows:

Land Use	Zoning Districts					
	AG-1	R-1	LSR	C	I	OS
Energy Storage Facility					S	

Section 4. Amendment of Article XVIII. Article XVIII (“Special Land Uses”) of the Port Sheldon Township Zoning Ordinance is amended to add a new Section 18.19, which reads in its entirety as follows:

Section 18.19 Energy Storage Facilities

1. **Site Development.** The erection, construction, alteration, operation, and maintenance of energy storage facilities may be exempted from any dimensional, landscaping, fencing, or

other applicable standards of this Ordinance. Pursuant to Michigan Public Act 233 of 2023, the following site development requirements shall apply:

- A. Setbacks. The following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility, shall apply:

<u>Setback Description</u>	<u>Setback Distance</u>
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	100 feet measured from the nearest edge of a public road right-of-way
Nonparticipating properties	50 feet measured from the nearest shared property line
Property owned by a public utility company	10 feet from the nearest shared property line
Lake Michigan, Pigeon Lake, Pigeon River, or another navigable waterway.	300 feet from the water's edge measured at the lake's legal level or ordinary high water mark

- B. The setback provisions for nonparticipating properties in subsection (1) above may be modified by the Planning Commission if the applicant demonstrates that one or more of the following factors exist:

- 1) Existing and/or proposed landscaping, berming, or screening on the site will provide equivalent or superior protection to adjacent property(ies).
- 2) That the proposed facility cannot reasonably comply with the required setbacks above due to unique characteristics of the site such as the presence of wetlands, sensitive natural areas, or if the public health, safety, and welfare would still be preserved if the setbacks distances were reduced.
- 3) That the Township emergency services personnel finds that the proposed modification in setback distances will not increase hazards to adjacent properties.

- C. The energy storage facility shall comply with the version of NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems” in effect on the date the site plan application is submitted or any applicable successor standard, and shall comply with the most recent fire code adopted by Port Sheldon Township.

- D. The energy storage facility shall not generate a maximum sound in excess of 50 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute. The Planning Commission

- may require berms, fences, sound-absorbing paneling, or other measures be constructed to further minimize sound impacts on neighboring properties.
- E. The Planning Commission may require a company proposing to construct an energy storage facility to enter into a host community agreement pursuant to Section 227 of Act 233 of 2023, as amended.
 - F. The Planning Commission shall require reasonable measures to minimize visual impacts by preserving existing natural vegetation, requiring new vegetative screening or other appropriate measures. The Planning Commission shall determine such visual screening measures as may be required on a site specific basis pursuant to the standards for Special Land Use approval as specified in Article XVIII and/or the standards for site plan review as specified in Article XIX of this Ordinance, as most applicable to the circumstances. In making this determination the Planning Commission is specifically authorized to consider whether additional visual screening measures are appropriate where a system is proposed to be located on property adjacent to a residential use and/or a residential district zoning classification. All screening/landscaping shall be properly maintained throughout the life of the project including replacement of any dead landscaping within six months.
 - G. The Planning Commission may additionally require the applicant to install a reasonably proportioned containment liner or pad consisting of a nonporous material at or below ground level to prevent the contamination of groundwater from potential spills or other accidents on site.
2. Site Plan Required. A site plan for an Energy Storage Facility shall be submitted in accordance with the requirements of Chapter XIX, and, in addition to the information required for site plan approval in Section 19.04, the following information shall be provided:
- A. The planned date for the start of construction and the expected duration of construction.
 - B. A description of the energy storage facility.
 - C. A description of the expected use of the energy storage facility.
 - D. Expected public benefits of the proposed energy storage facility.
 - E. The expected direct impacts of the proposed energy storage facility on the environment and natural resources and how the applicant intends to address and mitigate these impacts.
 - F. Information on the effects of the proposed energy storage facility on public health and safety.
 - G. A description of the portion of the community where the energy storage facility will be located.
 - H. A statement and reasonable evidence that the proposed energy storage facility will not commence commercial operation until it complies with applicable state and federal environmental laws, including, but not limited to, the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.101 to 324.90106, along with

any additional requirements of the Ottawa County Water Resources Commissioner or Road Commission.

- I. Evidence of consultation, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.
- J. The soil and economic survey report under section 60303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.60303, for the county where the proposed energy storage facility will be located.
- K. Interconnection queue information for the applicable regional transmission organization.
- L. If the energy storage facility is reasonably expected to have an impact on television signals, microwave signals, agricultural global position systems, military defense radar, radio reception, or weather and doppler radio, a plan to minimize and mitigate that impact.
- M. A stormwater assessment and a plan to minimize, mitigate, and repair any drainage impacts at the expense of the applicant. The applicant shall make reasonable efforts to consult with the county drain commissioner before submitting the application and shall include evidence of those efforts in its application.
- N. A fire response plan and an emergency response plan acceptable to the Township Fire Chief or their designee.
- O. A decommissioning plan that is consistent with agreements reached between the applicant and other landowners of participating properties and that ensures the return of all participating properties to a useful condition similar to that which existed before construction, including removal of above-surface or underground facilities and infrastructure that have no ongoing purpose. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of the complete decommissioning the energy facility, after deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant. However, the financial assurance may be posted in increments as follows:
 - 1) At least 25% by the start of full commercial operation.
 - 2) At least 50% by the start of the fifth year of commercial operation.
 - 3) 100% by the start of the tenth year of commercial operation.

Section 4. Severability and Captions. This Ordinance and the various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared severable. If any part, section, subsection, sentence, phrase, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. The captions included at the beginning of each Section are for convenience only and shall not be considered a part of this Ordinance.

Section 5. Repeal. Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

Section 6. Effective Date. This Ordinance is ordered to take effect eight (8) days following publication of adoption in the *Holland Sentinel*, a newspaper having general circulation in the Township, under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

ROLL CALL VOTE:

YES:

NO:

ABSENT/ABSTAIN:

Declared adopted on:

Mike Sabatino, Supervisor

Meredith Hemmeke, Clerk

MEMORANDUM

To: Port Sheldon Township Planning Commission
Date: September 16, 2025
From: Andy Moore, AICP
Toby Hayes, AICP
RE: **Accessory Dwelling Units**

The purpose of this memorandum is to outline some background and topics for discussion surrounding accessory dwelling units (ADUs) in Port Sheldon Township. ADUs are generally defined as a second, subordinate dwelling on a property that contains separate living, cooking, sleeping, and restroom facilities. Historically, ADUs (often called granny flats, mother-in-law suites, etc.) were common throughout American cities but fell out of favor in the mid- to late 20th century as Euclidean (use-based) zoning ordinances became the model for most communities. As cities throughout the country have begun to embrace more traditional development patterns and principles, ADUs have experienced a resurgence of sorts in the last 10-20 years.

Another reason ADUs have grown in popularity relates to housing affordability issues found in many communities. In many areas, housing is simply too costly for many residents. New construction is expensive, and small houses are hard to come by. As communities look for ways to accommodate those most affected by the housing affordability crisis (often students and seniors), ADUs have emerged as a viable option due to the relative simplicity of enabling ADUs as a permitted type of development and the ease of enacting regulations to address potential impacts.

Many conventional zoning ordinances in townships prohibit accessory dwellings, and Port Sheldon Township's Zoning Ordinance is no different. For example, Section 4.10(11) prohibits the use of an accessory building for residential dwellings (except for approved migrant housing), and Section 4.29(2) prohibits more than one single- or two-family dwelling on a lot of record.

Discussion Questions. The questions below should be considered by the Planning Commission as it debates whether or not to allow ADUs in the Township.

1. Accessory dwellings may take several forms. They may be attached to a single-family dwelling, or they may be detached as (1) a part of an accessory building for the primary home, such as a second-story apartment over a detached garage, or (2) a second structure used entirely as the ADU. Is there one form that is desired or not desired? If so, which one and why?
2. Many communities that permit ADUs include conditions that ensure that the ADU remains just that: an *accessory dwelling*. These conditions often include, but are not limited to, the following:

- a. A prohibition on separate sewer hookups or septic systems from the primary dwelling
- b. A prohibition on accessory dwellings having a separate mailing address from the primary dwelling
- c. Maximum floor area or other building mass requirements to ensure the ADU is smaller than the primary dwelling
- d. Required deed restrictions that prohibit the separate sale of an ADU
- e. A requirement that either the ADU or the primary dwelling be owner-occupied
- f. Maximum parking limitations
- g. A prohibition on the short-term rental of an ADU
- h. A requirement ensuring that ADUs remain on the same parcel as the primary dwelling

Regulations like those listed above are typically drafted to ensure that the accessory dwelling is used for its intended purpose. To that end, it is often helpful to draft a “purpose and intent” statement that would accompany ADU provisions; this would allow the Township to articulate what behavior it is seeking to encourage or accommodate through ADUs.

3. Because ADUs result in a second dwelling on the property, they can lead to increases in the residential density of the areas where they are permitted. Port Sheldon Township’s zoning ordinance primarily regulates density through lot size standards, so the allowance of ADUs on existing parcels can lead to substantial increases in density in areas where numerous ADUs would be permitted. Therefore, it may be important for the Township to limit ADUs to certain districts, taking into consideration the densities suggested by the Master Plan, environmental considerations, and other issues.
4. Some consideration should also be given to how applications for ADUs, if permitted, would be processed. Should ADUs be permitted as a special land use? If so, this would require a public hearing and decision by the Planning Commission. If permitted by right (as single-family dwellings are), ADUs and any corresponding regulations could be administered by the Zoning Administrator.
5. There may also be property tax implications with regard to ADUs, though this does not need to be a motivating factor as the Commission discusses the zoning implications. However, input from the Township assessor will be valuable as the Township works through an amendment, if drafted.

As always, please let me know if there are further questions. We look forward to reviewing this with you at our next meeting.