



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 Minutes December 3, 2025

Call to Order: 5:06 by Steve Grilley

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

Approve Minutes from October 22, 2025:

Motion: Kelderhouse
Support: Timmer
Motion carried 5-0 via voice vote

Approve Agenda:

Approved
Motion: Timmer
Support: Kelderhouse
Motion carried 5-0 via voice vote

Communications: Stump read a letter from Holland Charter Township informing the township that they are considering an amendment to its Master plan to incorporate a recently completed housing analysis. They are inviting the township to provide input.

Zoning Administrator Updates: 1 application was denied a variance request for side-yard setback. Ryan requested that the commission members be prepared for the upcoming meeting to discuss the annual pc review and let him know if there are any budget requests.

Public Comments: Henry Brimmer, 9255 Ottawa House Drive, West Olive, MI 49460 – Expressed his desire to be able to construct an ADU on his property for housing a family member and is interested in learning more about how the township is going to handle ADU's.

New Business: None

Old Business:

1. Battery Storage Discussion -

- a. The Battery storage ordinance draft from the last meeting was reviewed.
- b. Moore explained the impact of state regulations like Act 233 on battery storage facilities and that potentially if the Battery storage companies find our regulations to be too stringent, they can go through MPSC for approval and bypass the Township.
- c. There were several concerns expressed concerning fire safety and suppression.
- d. It was decided that there will be ongoing research and the topic will be revisited at the next meeting.

2. ADU Discussion –

- a. The ADU memorandum from the last meeting was reviewed.
- b. Concerns were presented regarding additional parking, traffic, not being intended for short-term rental, the size of the ADU, location of ADU and enforcement of the ordinance governing ADUs.
- c. It was decided that there will be ongoing research and the topic will be revisited at the next meeting.

Adjourn: Grilley adjourned the meeting at 5:53 pm.

X

Lori Stump
Secretary