



# 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 April 22, 2026 at 5:00 PM

1. Call to Order:
2. Roll Call:
3. Approve Minutes: March 25, 2026 PC Meeting
4. Approve Agenda:
5. Communications:
6. Zoning Administrator Updates:
7. Public Comments:
8. Old Business:
  - a. Discussion – shooting ranges within the township
  - b. Discussion – Township-initiated zoning amendments related to road and highway setbacks, yard encroachments, fences, and private streets.
9. New Business:
  - a. Public Hearing – Rezoning Application Van Slooten & Saversky Parcel# 70-11-04-200-019 & 70-11-04-200-072 from R-1 Residential to AG-1 Agricultural
  - b. Public Hearing – Special Land Use Application for Parcel# 70-11-02-200-007, 15305 Stanton St., West Olive, MI 49460, Proposed construction of Accessory Building for recreational purposes.
10. Adjournment:

**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.



# 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

March 25, 2026

**Call to Order:** 5:00 by Patrick Kelderhouse

**Roll Call:** Present: Lori Stump, Del Petroelje, Nicole Hammer, Duke DeLeeuw  
Absent: Steve Grilley, Bill Monhollo  
Staff present: Ryan Capson, Andrew Moore

### Approve Minutes from February 25, 2026:

Motion to accept as presented.  
Motion: Duke DeLeeuw  
Support: Lori Stump  
Motion carried via voice vote

### Approve Agenda:

Motion to accept as presented  
Motion: Del Petroelje  
Support: Nicole Hammer  
Motion carried 5-0 via voice vote

**Communications:** None

**Zoning Administration Update** Capson noted that the Township received an application for special land use for an oversized accessory building for the April meeting. He also noted that building is picking up, and they have issued 36 new permits so far this year.

**Public Comments:** Kelderhouse opened public comments.

- a. Sharon Van Sote 14641 Baldwin Street. She owns the property and rents it out. A couple of people have put up a shooting range on Tyler Street, about a mile away. She had a bullet fired from that range go through the picture window and into the couch in the house. The bullet traveled more than a mile to enter the house. She is of the understanding that they are federally regulated so there isn't much they can do. She thinks that the Township should be able to inspect the range. She is familiar with the site, and it is not well designed or run. There was another bullet hole on the same day. The shooting range is just a few friends that have a pond and a building and decided to have a shooting range. The range is on Tyler Street. John Lorenz owns it.

The Commission felt that this should be checked out to see if there are any zoning requirements that can or should be enacted. Moore will do some research for review and discussion at the next meeting.

Kelderhouse closed public comments.

### Old Business:

- a. **Planning Commission Bylaws.** Kelderhouse noted that Section 5, subsection 6, should be changed from “unfinished” business to “old” business.

Motion to accept with the above change included.

Motion: Duke DeLeeuw

Support: Del Petroelje

Motion carried 5-0 via voice vote

### New Business:

- b. **ADU Discussion.** Moore provided an overview of Accessory Dwelling Units (ADUs). Timmer provided an example ordinance from Hollad that was in the packet. Moore indicated that the Planning Commission can choose to permit or prohibit them if they want. Many communities have permitted the subject to various standards, such as requiring a special use permit, lot size limitations, occupancy restrictions, and other limits. The Commission also noted that there is a bill in the State legislature that is currently pending that would permit ADUs in any residential area. The Commission is hesitant to take action at this time. They agreed to revisit this item in a few months. Capson will add this to the June meeting agenda.

- c. **Township Ordinance Revisions.**

- i. Fences. Capson noted that 4.37 requires a building permit for fences in the R-1 or LSR district. Moore agreed that 4.37(1) should be modified to require a zoning permit instead of a building permit. The Commission agreed that this should be changed.
- ii. Private Streets. Capson noted that the private road requirements of Chapter 20 do not require the road be centered in the easement. There have been property owners who have pushed the travel surface to one side of the easement. This also impacted drainage and utility accommodations. The Commission discussed whether a requirement should be added that requires the road to be centered. This would be a change to Section 20.04(1). DeLeeuw thought that it should be left as-is to allow builders more flexibility to deal with wetlands, topography, etc. Kelderhouse suggested that a requirement be added stating that the edge of the shoulder cannot be closer than five or ten feet from the edge of the easement. The Commission agreed that it should be required to be centered, and deviations from that would go through the variance process.

- iii. Capson brought forward the requirement that private roads cannot intersect with another private road. After discussion, no change would be made here.
- iv. Setback Requirements. Capson noted that 4.27 is confusing because it requires larger setbacks than otherwise required. Moore stated that this had been in the ordinance for years and is likely intended to accommodate a future widening of the roadway. The Commission agreed that 4.27 should be removed to eliminate confusion.
- v. Uncovered Stairs. Section 4.28(4) requires that uncovered stairs meet the setbacks, which makes beach stairs impossible. Moore suggested adding "uncovered stairs providing direct access to the Lake Michigan shoreline" to Section 4.28(6).

**Adjournment:** Kelderhouse adjourned the meeting at 6:15 m.

X

Lori Stump  
Secretary

DRAFT



# PORT SHELDON TOWNSHIP

16201 Port Sheldon Street, West Olive, MI 49460  
Telephone 616-399-6121 Fax 616-399-7173  
[www.portsheldontwp.org](http://www.portsheldontwp.org) | [info@portsheldontwp.org](mailto:info@portsheldontwp.org)

RECEIVED

MAR 26 2026

Port Sheldon Township

## ZONING AMENDMENT APPLICATION (RE-ZONING)

Submit at least 28 days prior to desired meeting to:  
Port Sheldon Township

16201 Port Sheldon Street, West Olive, MI 49460 616-399-6121

Name of Applicant Jack Van Slooten + Steve Saversky Phone 616-886-9063  
Mailing Address of applicant 17112 Fillmore St West Olive MI 49460 / P.O. Box 17 West Olive, MI 49460  
Applicants interest in property OWNERS  
Name of property owner Jack + Cathy Van Slooten Phone 616-886-9063  
Steve Saversky Phone 616-846-2105  
Permanent parcel number of property in question 70-11-04-200-019 and 70-11-04-200-072  
Address of property in question 17112 Fillmore West Olive, MI 49460  
Current zone district classification of property R1  
Proposed zoning Rural Residential / Ag 1  
Size of existing and/or proposed parcel 2. + acres 4.21 acres  
Describe the nature and effect of your request Would like to build a larger pole barn than allowed under current zoning to store camper, boat and tractor. Camper requires a 14' garage door + trusses to accommodate height.

If there has been a previous request involving a zoning change on this parcel, please state the date of filing, the nature of the request and any action taken by the planning commission.

None

Jack W. Van Slooten

Steve Saversky

3-25-26

Signature of applicant agent (circle one) and date

Cathy Van Slooten

**FILING FEE \$1,200.00 (+)\***

\*(Plus) fees for required engineering, planning or legal fees incurred by the township to offset township expenses. Applicant billed for any additional expenses. The township Supervisor would have the option of requiring an escrow account if deemed necessary. The applicant can appeal to the township board the plus fees that could be changed or waived by majority vote.

**A site plan must accompany this application. A public hearing is required. It is important that the applicant or a representative be present at the meeting when this application is considered.**

## Property Description

Condo Development Name:

Condo Unit:

Condo Parent PIN:

Legal Description: **PART OF N 1/2 OF N 1/2 OF NE FRL 1/4 COM N 88D 35M 30S W 1738.47 FT FROM NE SEC COR, TH S 708.4 FT, N 88D 38M 29S W 260.36 FT ALG S LI OF N 1/2 OF N 1/2 OF NE FRL 1/4, TH N 708.63 FT TO N SEC LI, TH S 88D 35M 30S E 260.36 FT TO BEG. SEC 4 T6N R16W 4.23A**

Government Unit: **PORT SHELDON TOWNSHIP**

Public Land Survey System ID: **T06NR16W04200**

Local Zoning: **Residential (R-1)**

Standardized Zoning: **Low Density Residential A (LDR A)**

Local Master Plan: **Agricultural and Rural Residential**

Standardized Master Plan: **Agricultural Preservation (AP)**

## Related Taxable Information

Estimated Acreage (GIS Calculated): **4.21 ac**



# John Kistler & Associates, Inc.

CONSULTING ENGINEERS, LAND SURVEYORS AND COMMUNITY PLANNERS

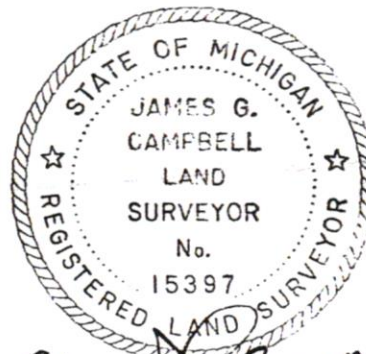
THOMAS A. HANDYSIDE, P.E.  
JOHN J. KISTLER, JR., P.E., P.C.P., L.S.  
FRANK J. BRECHTING, JR., P.E.  
FREDERICK A. DIETER, P.E.  
WILLIAM E. CHAPPELL, P.E.  
JAMES G. CAMPBELL, L.S.

November 13, 1978  
Job No. 15624

## DESCRIPTION OF REMAINING PROPERTY

The West 38.5 rods of the North 1/2 of the North 1/2 of the Northeast fractional 1/4 of Section 4, Town 6 North, Range 16 West, Port Sheldon Township, Ottawa County, Michigan, except the South 27 rods thereof, and except that part of the North 1/2 of the North 1/2 of the Northeast fractional 1/4 of Section 4 described as, commencing at the North 1/4 corner of said Section 4 which is the point of beginning; thence North 89 degrees 49 minutes 31 seconds East along the North section line 290.00 feet; thence South 01 degrees 31 minutes 54 seconds East 259.64 feet; thence South 89 degrees 02 minutes 02 seconds West 290.00 feet; thence North 01 degees 31 minutes 00 seconds West 263.65 feet to the point of beginning, except that part taken, used or deeded for road purposes.

*Containing 2.45 acres  
+*

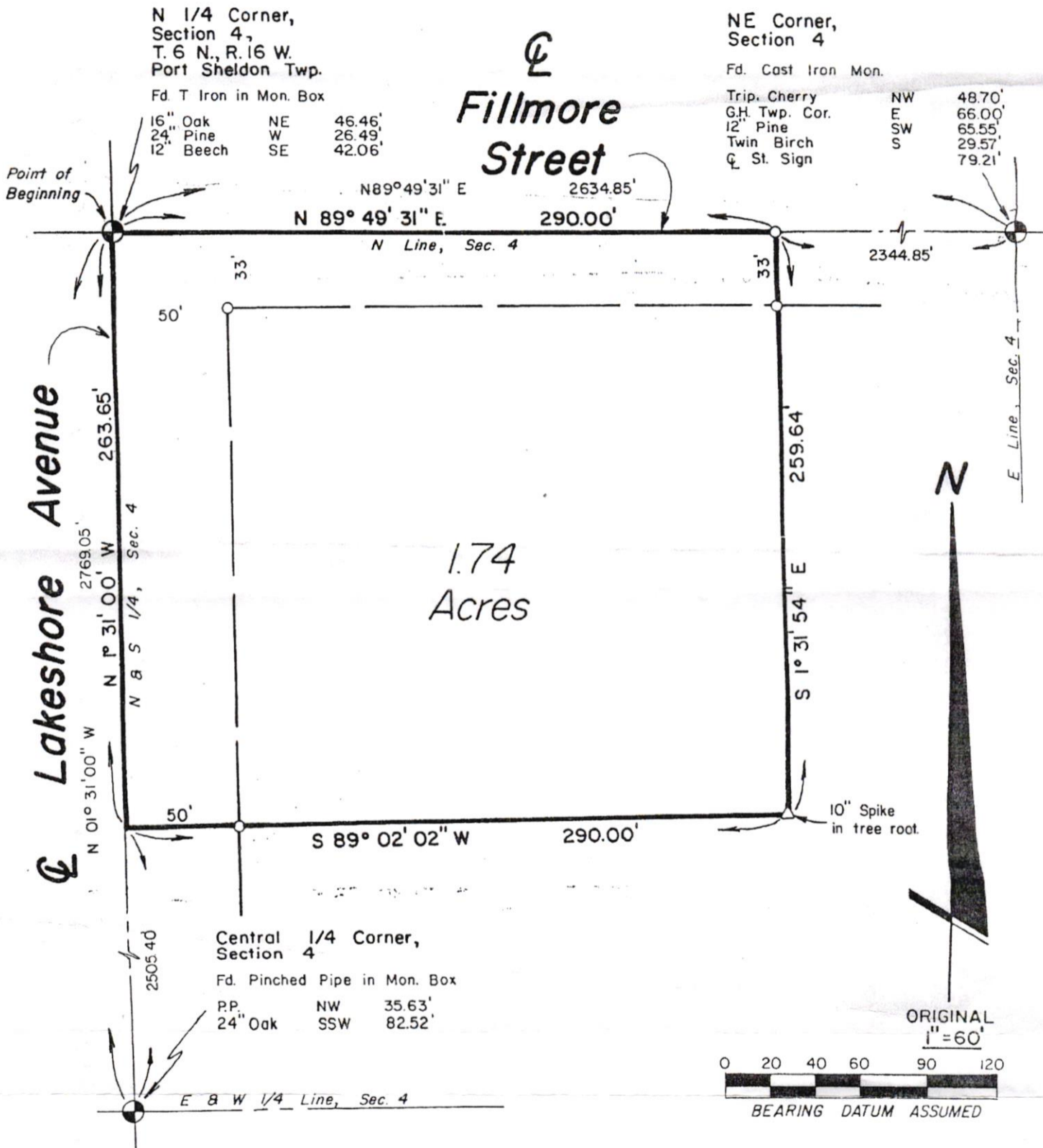


*James G. Campbell*

Sanitary, Municipal, Structural and Land Development

DESCRIPTION OF SURVEY

Part of the North 1/2 of the North 1/2 of the Northeast fractional 1/4 of Section 4, Town 6 North, Range 16 West, Port Sheldon Township, Ottawa County, Michigan, described as commencing at the North 1/4 corner of said Section 4 which is the point of beginning; thence North 89 degrees 49 minutes 31 seconds East along the North section line 290.00 feet; thence South 1 degrees 31 minutes 54 seconds East 259.64 feet; thence South 89 degrees 02 minutes 02 seconds West 290.00 feet; thence North 1 degrees 31 minutes 00 seconds West 263.65 feet to the point of beginning, containing 1.74 acres, except that part taken, used, or deeded for road purposes.



To Edward Homik:  
I, James G. Campbell, a Registered Surveyor in the State of Michigan, hereby certify that I have surveyed the parcel(s) of land described and delineated hereon; that said plat is a true representation of the survey as performed by me; that there are no encroachments other than as shown hereon; that said survey was performed with an error of closure no greater than 1 in 5,000; and that I have fully complied with the requirements of Section 3, Act #132, P.A. 1970. This survey was made from the attached legal description. The description was given to us by the person certified to, or was prepared by us from information or documents given to us by the person certified to, and should be compared with the Abstract of Title or Title policy for accuracy, easements or exceptions.

*James G. Campbell*  
R.L.S. # 15397

|  |                    |                       |
|--|--------------------|-----------------------|
| <b>John Kistler &amp; Associates, Inc.</b><br>Civil Engineers, Land Surveyors and Community Planning |                    |                       |
| P.O. BOX 213 GRAND HAVEN, MICH. 49417  |                    |                       |
| DATE<br>11-13-78   | DRAWN BY<br>L.A.D. | SURVEYED BY<br>J.G.C. |
| SEC. 4 T. 6 N., R. 16 W. Port Sheldon TWP.<br>FOR<br>Edward Homik                                    |                    |                       |
| SHEET 1 OF 1 SHEETS NE 1/4   |                    | JOB NO.<br>15624      |



**Property Description – 17090 Fillmore, West Olive**

Legal Description: PART OF N 1/2 OF N 1/2 OF NE FRL 1/4 COM N 88D 35M 30S W 1738.47 FT FROM NE SEC COR, TH S 708.4 FT, N 88D 38M 29S W 260.36 FT ALG S LI OF N 1/2 OF N 1/2 OF NE FRL 1/4, TH N 708.63 FT TO N SEC LI, TH S 88D 35M 30S E 260.36 FT TO BEG. SEC 4 T6N R16W 4.23A

Government Unit: PORT SHELDON TOWNSHIP

Public Land Survey System ID: T06NR16W04200

Local Zoning: Residential (R-1)

Standardized Zoning: Low Density Residential A (LDR A)

Local Master Plan: Agricultural and Rural Residential

Standardized Master Plan: Agricultural Preservation (AP)

**Related Taxable Information**

Estimated Acreage (GIS Calculated): 4.21 ac

**Property Description – 17112 Fillmore**

Legal Description: E 345.25 FT OF W 38.5 RDS OF N 1/2 OF N 1/2 OF NE 1/4 EXCS 27 RDS SEC 4 T6N R16W 2.06 A

Government Unit: PORT SHELDON TOWNSHIP

Public Land Survey System ID: T06NR16W04200

Local Zoning: Residential (R-1)

Standardized Zoning: Low Density Residential A (LDR A)

Local Master Plan: Agricultural and Rural Residential

Standardized Master Plan: Agricultural Preservation (AP)

**Related Taxable Information**

Estimated Acreage (GIS Calculated): 2.05 ac

## MEMORANDUM

**To:** Port Sheldon Township Planning Commission  
**Date:** April 15, 2026  
**From:** Tanya DeOliveira, AICP  
Andy Moore, AICP  
**RE:** **17112 Fillmore Street & 17090 Fillmore Street – Proposed Rezoning**

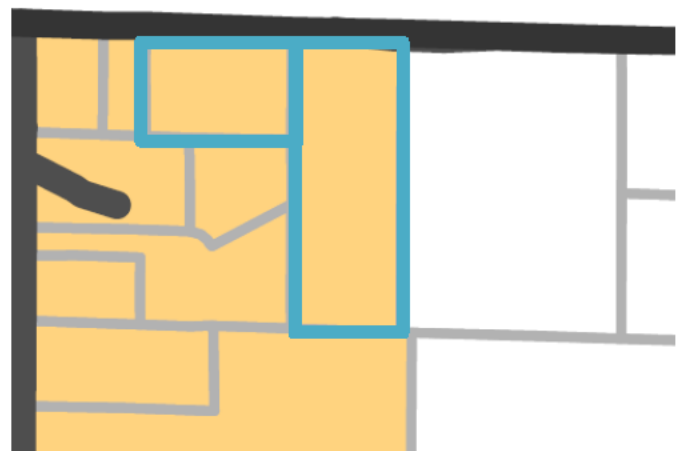
Jack VanSlooten and Steve Saversky have submitted an application to rezone 17112 Fillmore Street (PPN # 70-11-04-200-019) and 17090 Fillmore Street (PPN # 70-11-04-200-072) from the R-1 Residential district to the AG-1 Agricultural district. The purpose of this memorandum is to review the request pursuant to Section 21.09 of the Port Sheldon Township Zoning Ordinance.

**Background.** There are two separate properties with two different property owners that are seeking a rezoning through this application. 17112 Fillmore Street is due west of and adjacent to 17090 Fillmore Street.



17090 Fillmore Street (PPN # 70-11-04-200-072) is zoned R-1 Residential, is a long rectangular parcel on the south side of Fillmore Street, and has an area of 4.21 acres. This parcel is bounded on the east by an AG-1 zoned property and R-1 properties on the east and south. To the north, the properties across the street are located in Grand Haven Township and are a part of a residential PUD.

17112 Fillmore Street (PPN # 70-11-04-200-019) is also zoned R-1 Residential, is 2.05 acres, and is also on the south side of Fillmore Street. This parcel is bounded on the west, south, and east by R-1 properties. To the north, the properties across the street are located in Grand Haven Township and is a



part of a residential PUD. The property owner stated on their rezoning application that he is seeking to have a storage barn built to store a camper, boat, and tractor on this parcel as an accessory building. In the R-1 district, detached accessory buildings are limited to 1,100 square feet in area, and rezoning to AG-1 will allow for a larger building. It is worth noting that a decision on a barn is not a part of this application, and the applicants are only seeking a rezoning. A rough sketch of the building location was submitted with the application. The Township may not place conditions on a rezoning approval unless they are offered voluntarily in writing by the applicant.

**Evaluation of the Request.** Section 21.09 of the Zoning Ordinance outlines the procedures for considering a zoning map amendment. The ordinance does not contain specific review criteria, but in general the following factors should be considered when the Planning Commission is evaluating a zoning map amendment:

1. **Consistency with the Township Master Plan.** The 2025 Master Plan's future land use map shows that the two subject parcels are both located within the rural residential future land use designation. The master plan contains a zoning plan which indicates that the AG-1 Agricultural is the most compatible with the Rural Residential future land use classification. Therefore, the rezoning for each parcel is compatible with the existing Township Master Plan, in our opinion.
2. **Range of Uses Permitted.** Another key factor to consider when evaluating a rezoning is whether the range of uses in the proposed zoning district is appropriate and compatible with adjacent and future uses.

For 17090 Fillmore Street, AG-1 district the proposed zoning district's purpose is to accommodate agricultural activities and, equally, provide residential development at low densities. Since the property will remain in its current use as a single family house, this use continues to align with the uses that exist on the adjacent properties and is a use permitted by right in the AG-1 district. Therefore, the rezoning request to the AG-1 District for this parcel is compatible and appropriate.

For 17112 Fillmore Street, the AG-1 district's purpose is the same as the previously stated. The parcel is proposed to remain in use as a single family home at a low density and would remain in alignment with the uses that exist on the adjacent properties. Therefore, the rezoning request to the AG-1 District for this parcel also is compatible and appropriate.

3. **Infrastructure.** The existence of adequate infrastructure to accommodate uses that are possible under the proposed zoning district should also be considered.

For 17090 Fillmore Street, the current and proposed future use is expected to be a single family home. The infrastructure demands are not anticipated to change for this

parcel. Since there is no significant change in use that would impact the infrastructure demands, it is our opinion that the AG-1 district is compatible and appropriate.

For 17112 Fillmore Street, the current and proposed future use is expected to remain a single family home. The infrastructure demands are not anticipated to change for this parcel, including if a storage barn were built on the site as an accessory building, as is the intention for the site as stated by the applicant. Since there is no significant change in use that would impact the infrastructure demands, it is our opinion that the AG-1 district is compatible and appropriate for this property.

4. **Impacts on Existing and Future Uses.** Finally, the Commission should consider the uses proposed and whether they are compatible with surrounding uses.

For 17090 Fillmore Street, as the use proposed will remain as a single family home with over 4 acres of property, this parcel would be considered a low-density, residential site. Since there are no proposed development changes or changes in the property size, this would allow the site to remain compatible with existing and future uses. This also means that the parcel would remain compatible with the surrounding property.

For 17112 Fillmore Street, as the use proposed will remain as a single family home with over 2 acres of property, this parcel would be considered a low-density, residential site. As previously noted, the applicant is seeking to construct a storage barn as an accessory building, but that does not change the use of the property. This potential future development on the property would allow the site to remain compatible with any existing and future uses. Since the property would remain as a residential use, the parcel would be compatible with the surrounding property.

**Recommendation.** At the April 22, 2026, public hearing, the Planning Commission should carefully consider the comments of the applicant and the public. Subject to any comments received at the hearing, it is our recommendation that the Planning Commission recommend approval of the proposed rezoning of 17090 Fillmore Street and 17112 Fillmore Street from R-1 Residential to AG-1 Agricultural. A rezoning ordinance for each site is included for your consideration.

As always, please feel free to contact me if there are any questions.

SCANNED



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

RECEIVED

MAR 24 2026

Port Sheldon Township

SPECIAL LAND USE APPLICATION

Submit at least 28 days prior to desired meeting to:
Port Sheldon Township

16201 Port Sheldon Street, West Olive, MI 49460 616-399-6121

TO THE PLANNING COMMISSION C/O ZONING ADMINISTRATOR. Application is hereby made pursuant to the provisions of the Zoning Ordinance:

Name of Applicant Shawn Page Phone 517-262-9444

Mailing address of applicant 15305 Stenton St. West Olive, MI 49460

Address of subject property 15305 Stenton St. West Olive, MI 49460

Parcel number of subject property 701102200007 Zoning A6-1

Applicant's interest in property Owner

Name of owner Shawn Page Phone 517-262-9444

Address of owner 15305 Stenton St. West Olive, MI 49460

Present use of structure/property Primary Residential

Proposed use of structure/property Accessory Sports Barn

Size of existing/proposed structure 7,000 sqft sports barn plus 816 sqft covered porch

Description of existing/proposed structure Sports Barn including full court gym, storage, gathering, office

Describe the nature of your request We are seeking special land use approval to exceed the maximum area and height limitations for accessory buildings in the Ag-1 district. Please see the attached narrative. Thank you.

If there has been a previous request involving this structure/property, state date, character and outcome of request

[Handwritten signature]

3/23/2026

Signature of Applicant/owner/agent (circle one) and date

FILING FEE \$1000.00\*

\*(Plus) fees for required engineering, planning or legal fees incurred by the township to offset township expenses. Applicant billed for any additional expenses. The township Supervisor would have the option of requiring an escrow account if deemed necessary. The applicant can appeal to the township board the plus fees that could be changed or waived by majority vote.

A SITE PLAN AND BUILDING PLANS MUST BE SUBMITTED WITH THIS APPLICATION

**PORT SHELDON TOWNSHIP**

Receipt: 130075017

04/01/26

16201 PORT SHELDON ST  
WEST OLIVE MI 49460

Cashier: CATE  
Received Of:

616-399-6121

The sum of: 1,000.00

SPUSE PARCEL 701102200007 SLU APP

|       |                 |
|-------|-----------------|
|       | <u>1,000.00</u> |
| Total | 1,000.00        |

CHECK 2031 1,000.00

Signed: \_\_\_\_\_

**PORT SHELDON TOWNSHIP**

Receipt: 130075016

04/01/26

16201 PORT SHELDON ST  
WEST OLIVE MI 49460

Cashier: CATE

Received Of: Port Sheldon Twp. (Windsnest Park)

616-399-6121

The sum of: 1,500.00

BDINV 00006472

1,500.00

Total 1,500.00

CHECK 2032 1,500.00

Signed: \_\_\_\_\_



**Shaun and Meg Page**  
15305 Stanton St.  
West Olive, MI 49460  
Mobile: 517-262-9444  
shaun.page42@gmail.com  
March 21, 2026

**Planning and Zoning Commission**

Port Sheldon Township  
16201 Port Sheldon St.  
West Olive, MI 49460

**Re: Special Land Use Request – Proposed Sports Barn**  
**Property Address:** 15305 Stanton St. West Olive, MI 49460  
**Zoning District:** Agricultural (AG-1)

Dear Members of the Planning and Zoning Commission,

I am respectfully seeking special land use approval to exceed the maximum area and height limitations for accessory buildings in the AG-1 district. My property is located at 15305 Stanton St. My parcel is zoned agricultural and totals 20 acres. The proposed project is a 7,000 square-foot private sports barn with an additional 816 square-foot covered porch with 18-foot walls and a 32' 3" roof peak.

This project aligns fully with the purpose and intent of agricultural zoning. Agricultural districts are designed to accommodate larger structures, open land, and low-density uses. On a 20-acre parcel, the barn will occupy less than 2.5% of the total land area, preserving the rural character and open space envisioned for this zoning designation. The building will be used solely for private family recreation, with no commercial activity.

The sports barn will be designed and constructed by **Brower Building**, a well-respected builder in West Michigan. Its colors and exterior materials will match my existing home, ensuring a cohesive and attractive appearance. The structure's placement—approximately 90 feet from the nearest property line, far exceeding the 10-foot minimum setback—was determined after discussions with my adjoining neighbor to ensure mutual privacy and satisfaction. Due to the wooded nature of the property and its lower elevation relative to the home, the barn will be discreet and not visible from Stanton Street.

The requested height variance is necessary to provide adequate clearance for a full-court basketball court. Industry standards recommend 24–26 feet in height to accommodate regulation play and proper lighting. The additional height will also allow for a modest second-story viewing and recreation area, eliminating the need for future outward expansion and maintaining compact land use.

My neighbor has expressed support for this project (appendix A), and no adverse impact is anticipated related to noise, traffic, or environmental factors. This barn will complement the property and surrounding area, maintaining the agricultural character while providing a safe and functional recreational space for our family.

Thank you for your time and consideration. I appreciate the Commission's commitment to thoughtful development and community character, and I respectfully ask for your support in approving these special land use requests.

Sincerely,

Shaun Page  
Property Owner

## **Narrative for Special Land Use Approval**

**Request:** Approval for a sports barn exceeding the 4,000 sq ft accessory building size limit and the 20 ft height limit (proposed 32' 3" peak).

**Property:** 20-acre parcel zoned Agricultural (AG-1).

**Existing Home:** ~4,000 sq ft residence located near the center of the property.

I am requesting approval for a special land use: allowing for an accessory building larger than 4,000 sq ft and structure taller than 20 ft. The proposed project is a 7,000 sq ft sports barn structure (plus 816 sqft covered porch) with 18-foot walls and a 32' 3" roof peak, designed for private family use. This facility will provide an indoor recreation space for my family, including my child who is training for competitive basketball. The barn will not be used for commercial activity or public events.

### **Reason for Approval**

This project fully aligns with the intent of agricultural zoning. Agricultural districts are designed for open space, large parcels, and structures that support rural or recreational lifestyles. A sports barn of this scale is consistent with the type of accessory building commonly found on agricultural properties—such as riding arenas, large equipment barns, and farm storage buildings. With 20 acres of land, the building will occupy less than 2.5% of the total area, ensuring that the rural character and open-space intent of the zoning district are preserved.

### **Aesthetics and Design**

Visually, the barn will complement the property's existing architecture. The exterior colors and materials will match our home, and the structure will be built by Brower Building, a reputable local company known for its high-quality work across West Michigan. Natural landscaping, trees, and the lower elevation of the barn site will make the building visually discreet and aesthetically pleasing from every vantage point.

### **Placement and Setbacks**

We have intentionally placed the sports barn well within all required setback limits to minimize any possible impact. Although only 10 feet are required by zoning, we are providing a 90-foot setback from the nearest property line. After discussing the proposed location with my adjacent neighbor, we have adjusted the placement slightly north based on their preference to ensure maximum privacy and satisfaction. The structure will not be visible from Stanton Street due to existing trees and the natural topography of the land.

### **Height Justification**

The height variance beyond 20 feet is necessary for practical and aesthetic reasons. Internally, a height of 25–26 ft is the standard recommendation for a basketball court to allow for proper ball arc, clearance, lighting, and ventilation. Functionally, the extra height will also accommodate a small second-level viewing and recreation area, preventing the need for further outward expansion or additional structures. Because the barn is located on lower ground than the home, it will appear balanced and harmonious within the property's overall setting.

### **Neighbor and Community Compatibility**

Adjacent neighbor have been informed and are supportive of the project. We have maintained good standing within the community, and there has been no objection to the proposed use. This project will not increase roadway traffic, create noise, or have any environmental impact. It is designed for private residential recreation—a use fully compatible with surrounding agricultural and rural residential properties.

### **Potential Concerns and Mitigations**

I understand that the Commission must carefully consider potential community impacts, and I have designed this project to avoid them. The barn's proportional size relative to the 20-acre parcel ensures it does not appear out of scale or set an undesirable precedent. It is located on lower ground and surrounded by mature trees, with a 90-foot setback from the nearest property line, greatly minimizing visual impact.

The structure will be used exclusively for private family recreation, and I am fully supportive of a condition stating it will not be used for commercial purposes. All lighting will be low-intensity, downward-facing, and motion-controlled to prevent glare. Because the barn is enclosed, noise from recreational activity will be contained indoors. In addition, proper grading will manage stormwater on site, and the existing driveway provides safe access for any emergency response vehicles.

Through careful siting, responsible design, and neighbor collaboration, I believe all reasonable concerns have been anticipated and addressed.

### Conclusion

The proposed sports barn fits naturally within the agricultural landscape and fulfills every objective of responsible rural development: it is spacious but appropriate to the parcel size, visually harmonious, well-buffered, and supported by neighbors. Approving this special land use will preserve the property's aesthetic integrity, respect the spirit of agricultural zoning, and allow our family to make full use of our land in a manner consistent with the community's character and long-term vision.

### Appendix A:

---

March 13, 2021

Scott Danks  
10750 20th Avenue  
Wheat Ridge, CO 80056

Re: Support for Shawn Page's proposed Auxiliary Structure (Barn)

Dear Port Sheldon Township,

I am the property owner east of Shawn Page and his family. Shawn has shared his plans to construct a sports and garage building on his property and requested my input. I support his proposal and expect it will be a source of great joy to his family.

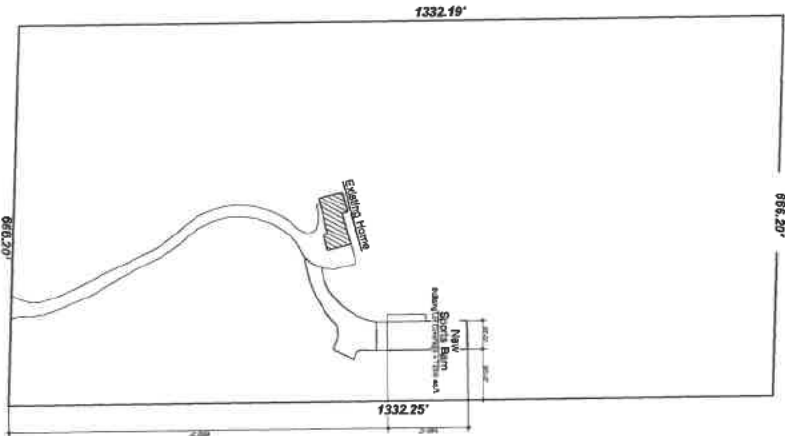
Sincerely,



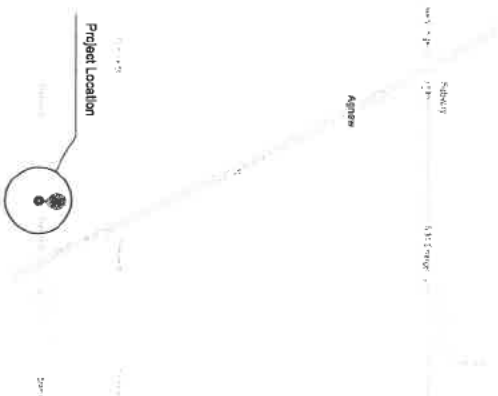
Scott D. Danks  
248-520-2544

# Shaun Page Sports Barn

13305 Stanton Street West Olive MI 49460



Site Plan  
Scale: 1" = 20'-0"



Site Map - General Location Map  
Date: 7/8/2014

### Sheet Index

|    |                               |
|----|-------------------------------|
| T1 | Title, Sheet Index, Notes     |
| A1 | Foundation Plan               |
| A2 | Main Level Floor Plan         |
| A3 | Roof Plan, Notes              |
| A4 | Exterior Elevations           |
| A5 | Building Sections             |
| A6 | Building Sections             |
| A7 | Wall Sections                 |
| S1 | Lower Level Framing Plan      |
| S2 | Main Level Floor Framing Plan |
| S3 | Roof Framing Plan             |

### Project Information

**Owner's Goals:**  
 • Michigan Planning Code 2016, incorporating the 2015  
 • Michigan Building Code 2015  
 • Michigan Building Code 2017  
 • ICBO/ANSI A117.1-2012  
 Code of Ordinances - Port Sheldon Township, MI  
 Eriq's Agency - Port Sheldon Township, MI  
 Zoning - Agricultural (A)  
 Site Address: 13305 Stanton Street West Olive MI 49460  
 Building Construction Type: SB

### Design Loads

**Building Designer:** GEN1  
**Architectural Designer:** GEN1  
**Structural Designer:** GEN1  
**Roof Designer:** GEN1  
**Foundation Designer:** GEN1  
**Exterior Designer:** GEN1  
**Interior Designer:** GEN1  
**Site Designer:** GEN1  
**Site Plan Designer:** GEN1  
**Site Map Designer:** GEN1  
**Site Map Date:** 7/8/2014  
**Site Map Scale:** 1" = 20'-0"

Preliminary Design - NOT FOR CONSTRUCTION

**GEN1**  
Architectural Group

Shaun Page Sports Barn  
13305 Stanton Street West Olive MI 49460

North

**Title Sheet**

Project Name: Shaun Page Sports Barn

Project Number: 2547

Project Date: 7/8/2014

Project Scale: 1" = 20'-0"

T1





# Page Family Sports Barn

...



Presented by Shaun Page

## Overview

...

- Property Overview
- Sports Barn Overview
- Special Land Use Request
- Request #1 for area of accessory building
- Request #2 for height of accessory building



# Property Overview

...

15305 Stanton St, West Olive, MI 49460

\*20 Acres (Zoned as Agriculture)

-3 neighboring adjacent properties on west side sharing 3.33 acres

-1 property lot east @ 10 acres

-1 property north

\*Home is in the very middle of the 20 acres





...

🏡



...

🏡

# Sports Barn Overview

...

Lower Level Room 1: Sports Court (50' x 80')

Lower Level Room 2: Storage with bathroom (50' x 60')

Upper Level Room 1: Kitchenette and Entertainment Space (aprx. 24' x 24')

Upper Level Room 2: Office for my personal use (aprx. 19' x 12')

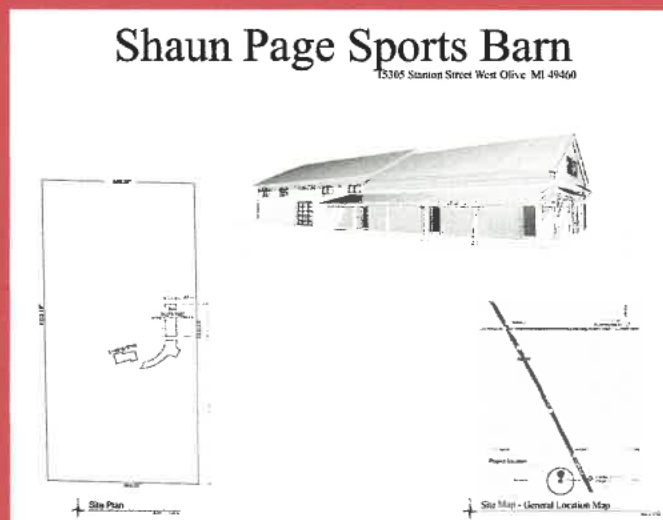
Proposed location for sports barn is on east side of primary home

Perimeter of sports barn is 50' wide x 140' long with a 12' x 68' covered porch on west side of building



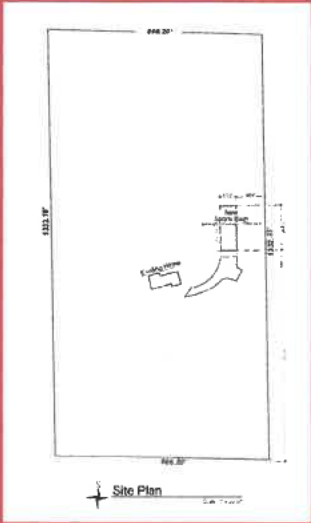
# Sports Barn Overview

...



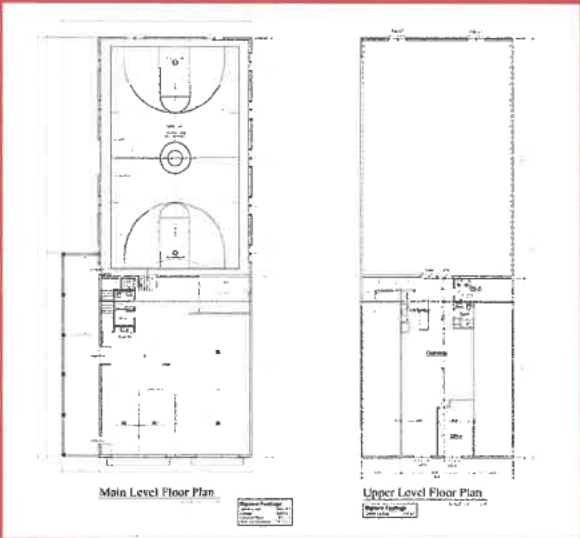
# Sports Barn Overview: Site Plan

...



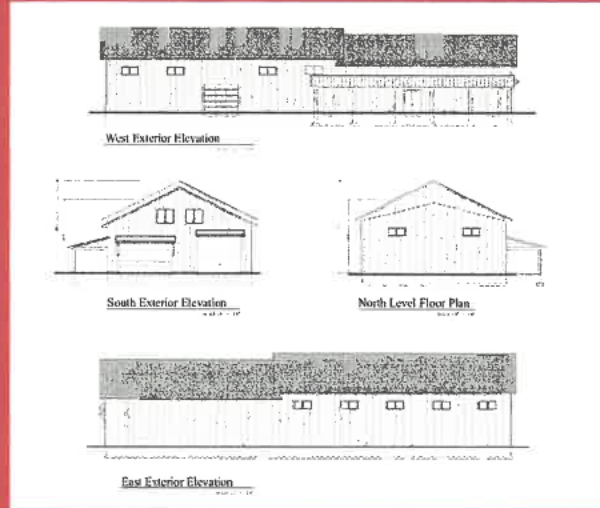
# Sports Barn Overview

...



# Sports Barn Overview

...



# Special Land Use Request

...

Seeking special land use approval to exceed the maximum area and height limitations for accessory buildings in the AG-1 district.



# Request #1: Area of Accessory Building

...

Positions:

1. Zoned agriculture
2. 20 acres
3. Aesthetics
4. Set backs
5. Neighbor support



# Request #1: Area of Accessory Building

...

Position #1: Zoned Agriculture

Because agricultural zones are designed for large buildings, lower density uses, and rural economic activities, a sports barn is more compatible with agricultural zoning.



# Request #1: Area of Accessory Building

...

Position #2: Parcel is 20 acres

1. Meets the 2.5% requirement
2. Home is in the middle of 20 acre parcel;
  - a. no future opportunity to split property
  - b. Sports barn would not be visible to Stanton St
3. Larger sports barn more appropriate with larger land parcel



# Request #1: Area of Accessory Building

...

Position #3: Appealing Aesthetics

1. Color will match current home
2. Quality sports barn built by quality builder with strong reputation in West Michigan: Brower Building
3. Photos on next slide to support (built by Brower Building)



**Photos of Sports Barn build by Brower Building in Robinson Township (north of Borculo)**



**Photos of Sports Barn build by Brower Building in Robinson Township (north of Borculo)**



# Request #1: Area of Accessory Building

...

Position #4: Set backs

1. Zoning calls for 10' set back from side property line; I am proposing 90' setback to adjacent property
  - a. With trees, sports barn will be settled and discreet on our parcel
  - b. Preference is to be closer to adjacent property, but want to respect neighbor
  - c. I spoke with neighbor to get opinion of location for sports barn to ensure location is satisfied. Putting the front a little more north to ensure most privacy is neighbor preference and I support!

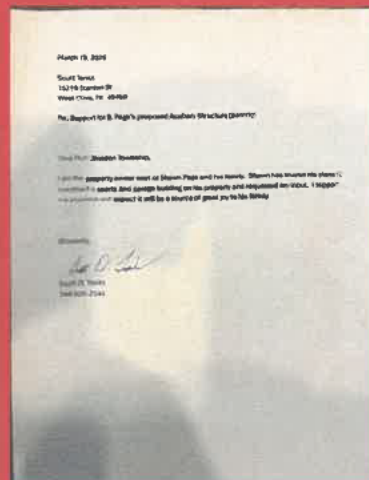


# Request #1: Area of Accessory Building

...

Position #5: Neighbor Support from adjacent property closest to proposed sports barn

1. Letter of Support; Good Standing



# Request #2: Height of Accessory Building

...

Proposed Height:

18' walls and 26' inside pitch; 32' 3" peak

Positions:

1. Lower ground from current home setting
2. Support for proper basketball court
3. Property makeup
4. Allow for entertainment room on 2nd floor



# Request #2: Height of Accessory Building

...

Position #1: Lower ground for Sports Barn location

1. Residential home is built up; sports barn at a lower elevation will complement the home very nicely
2. With large and high trees on property, it will blend in very nicely



# Request #2: Height of Accessory Building

...

Position #2: Support for proper basketball court

1. According to AI and google research, the following should be met when creating a sports barn for basketball court
  - a. Recommended height is 25' to allow for proper ball arc and clearance
  - b. A 24' minimum is typically required for competitive or high school level play
2. Child desires to play college basketball and want to make sure we have the proper size to support growth



# Request #2: Height of Accessory Building

...

Position #3: Property makeup

1. 20 acres in WOODED LOT allows for hiding the sports barn from Stanton st and adjacent properties



# Request #2: Height of Accessory Building

...

Position #4: 2nd Level

1. Height beyond 20' is needed in order to allow for a 2nd level
2. 2nd level allows for no additional expansion of the building outward which results in a greater square footage



...

**Thank you for your  
consideration!**



March 18, 2026

Scott Tonks  
15219 Stanton St.  
West Olive, MI 49460

Re: Support for S. Page's proposed Auxiliary Structure (Barndo)

Dear Port Sheldon Township,

I am the property owner east of Shawn Page and his family. Shawn has shared his plans to construct a sports and garage building on his property and requested my input. I support his proposal and expect it will be a source of great joy to his family.

Sincerely,

A handwritten signature in black ink that reads "Scott D. Tonks". The signature is written in a cursive style with a long, sweeping underline.

Scott D. Tonks  
248-520-2544

## MEMORANDUM

**To:** Port Sheldon Township Planning Commission  
**Date:** April 14, 2026  
**From:** Tanya DeOliveira, AICP  
Andy Moore, AICP  
**RE:** **Sports Barn Accessory Building – 15305 Stanton Street**

Mr. Shaun Page has applied for a special land use to construct an accessory building with an area of 7,816 square feet at their property located at 15305 Stanton Street (PPN 70-11-02-200-007). The Zoning Ordinance requires that accessory buildings larger than 4,000 sq. ft. be allowed only with special land use approval from the Planning Commission. The purpose of this memorandum is to review the site plan and special land use request pursuant to applicable standards of the Port Sheldon Township Zoning Ordinance.

**Background.** The subject property is approximately 20.36 acres. The parcel is in the AG-1 Agricultural district, including a single family home. The applicant submitted paperwork that states that the existing house is located in the middle of the 20 acres. The accessory building storage or sports barn is 7,816 square feet and consists of a 7,000 square foot indoor sport court and an 816 square foot covered porch. The parcel is within the AG-1 Agricultural district, and is surrounded by parcels within the same zoning district. If developed, the site would contain the house and the sport barn. The applicant is proposing to use the accessory building as a private indoor recreation space for the household and that it will not be used for commercial activity or public events.



The subject property is rectangular. The proposed building would be located 90 feet from any property line, which exceeds required setbacks; however, existing setback lines were not provided. Other than the single-family house and existing accessory building, the site is largely forested. The property is in a wooded area with other single family houses in a rural setting.

The applicant also stated that he has been in conversation with the property owner to the east, and a letter in support of the project and application has been provided.

**Review Standards.** Section 4.10.5 of the Zoning Ordinance requires the following standards to be considered when reviewing an accessory building in the AG-1 Agricultural District:

- A. A detached Accessory Building is prohibited in the first fifty (50) feet of any Front Yard, except for Roadside Stands.

**Remarks:** The proposed accessory building is not located within the required front yard setback, as it is located more than 50 feet from the front yard lot line. The Planning Commission may find this standard met.

- B. Detached Accessory Buildings in the Side Yard or Front Yard shall conform to the Yard requirements of a principal Structure. Detached Accessory Buildings in a Rear Yard shall be not less than ten (10) feet to any rear or side property line. No detached Accessory Building shall be located any closer than ten (10) feet to the principal Building.

**Remarks:** Though the property lines and setback lines are not clearly identified on the site plan, the applicant has stated the intended siting of the sport barn to be 90 feet from any property line. The Planning Commission may find that this standard is met.

- C. No detached Accessory Building in the Agricultural District shall exceed twenty (20) feet in height. Detached Accessory Buildings greater than twenty (20) feet in height may be authorized by the Planning Commission as a special land use. In considering such authorization, the Planning Commission shall consider the provisions of Article XVIII and the following standards:

- 1) The intended use of the Building and the type of material to be stored.
- 2) The location of other detached Accessory Buildings and the height of these Buildings compared to the proposed Accessory Building.
- 3) The architectural character of the proposed Accessory Building compared with the architectural character of surrounding Buildings and uses.
- 4) The visual impact of the proposed Accessory Building on adjacent property owners when considering existing and proposed landscaping.

**Remarks:** The building height would be 25.5 feet. The intended use of the building is to be a sport barn for private use by the family who live in the house on the property. The sport barn will include a 50' x 80' basketball court, a bathroom, a kitchenette and entertainment space, and an office for personal use. The building is 50' wide x 140' long with a 12' x 68' covered porch on the west side of the building. The building has 18' walls and a 32'3" roof peak. The proposed accessory building is shown to be northeast of the home.

The applicant stated that on-site natural landscaping, trees, and a lower elevation point where the sport barn will be located will keep the building discreet from the road and to adjacent property owners. The applicant has stated that a 90-foot setback from the nearest property line will also contribute to the inconspicuous siting of the building. As

the sport barn will be the same color and materials as the existing home on the site, the two buildings will complement each other. The applicant also states that lighting related to the sport barn will be low-intensity, downward-facing, and motion-controlled. All noise related to the use of the building is expected to largely to be mitigated, as the activities will occur inside the sports barn.

- D. Any Accessory Building housing animals shall be located a minimum of seventy-five (75) feet from the line from which minimum Front Yard Setbacks are measured according to Section 4.27, a minimum of one hundred twenty-five (125) feet from Existing adjacent residential Buildings, and a minimum of fifty (50) feet from any property line.

**Remarks:** This standard does not apply because the proposed accessory building will not be housing animals. The Planning Commission may find this condition met.

- E. Detached Accessory Buildings shall not exceed a Building footprint of two and one-half (2-1/2) percent of the Lot Area or four thousand (4,000) square feet, whichever is less. If the applicant desires more than four thousand (4,000) square feet of Accessory Building, then they must apply for a special land use for consideration by the Planning Commission. In consideration of such special land use, the Planning Commission shall consider the provisions of Article XVIII plus the following standards:

- 1) The intended use of the Building and the type of material to be stored.
- 2) The location of other detached Accessory Buildings and the area of these Buildings compared to the proposed Accessory Building.
- 3) The architectural character of the proposed Accessory Building compared with the architectural character of surrounding Buildings and uses.
- 4) The visual impact of the proposed Accessory Building on adjacent property owners when considering existing and proposed landscaping.
- 5) In no case shall the area of all Accessory Buildings exceed two and one-half (2-1/2) percent of the Lot Area.

This does not include the area of an attached Garage. An attached Garage shall not exceed one thousand two hundred (1,200) square feet in area. (amended 9/14/22, Ord Z2022-01).

**Remarks:** The proposed accessory building is larger than 4,000 square feet, but smaller than 2.5% of the lot area. The building will be used as a sport barn with related uses, as was previously noted. The sport barn will complement the existing single family home exterior colors and material; however, the specific color and material type is not provided, as was previously noted. The sport barn will be northeast of the existing single family house, yet considerably smaller in size. The visual impact of the proposed accessory building will likely be minimal, as the area is currently heavily tree-covered. The Planning Commission should confirm the sport barn exterior materials and colors with the applicant to ensure that this standard will be met.

**Recommendation.** At the April 22 meeting, the Planning Commission should carefully listen to the comments of the applicant and the public regarding the application for the proposed building. The Commission should confirm the proposed accessory building color and material and the vegetation that will remain on the property. Subject to those comments, the Planning Commission may approve the proposed special land use and site plan, subject to the following conditions and any others deemed necessary by the Planning Commission.

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 the issuance of any Township permits, the applicant shall have paid all application, permit, and other fees related to the request.
3. No commercial activities shall occur in the building.
4. The building shall not be used as a dwelling unit.

As always, please feel free to contact us if there are any questions.