



PORT SHELDON TOWNSHIP

16201 Port Sheldon Street, West Olive, MI 49460
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Planning Commission Meeting Minutes Wednesday, April 24, 2024

1. **Call to Order:** At 5:00pm by Vice Chairman Patrick Kelderhouse.
2. **Roll Call:** Commissioners present were, Steve Grilley who arrived at 5:05pm, Patrick Kelderhouse, Lori Stump, Del Petroelje, Duke DeLeeuw, Nikki Timmer, and Bill Monhollon. Also present were, Ryan Capson - Zoning Administrator, and Andy Moore – Township Planner.
3. **Approve Minutes from March 27, 2024**
Motion by Bill Monhollon to approve meeting minutes from March 27, 2024 seconded by Duke DeLeeuw with all commissioners voting in favor and the motion passed.
4. **Approve Agenda:**
Motion by Duke DeLeeuw to approve the agenda with revisions of moving item 10 to number 9. Supported by Lori Stump with all commissioners voting in favor and the motion passed.
5. **Communications:** None
6. **Zoning Administrator Updates:**
7. Ryan Capson advised that a dangerous building exists at 8459 West Olive Road. They have 30 days to fix the front steps, the building is currently vacant.
8. **Public Comments:**
 - a. Ryan Osborn representing Wuskowhan Players Club, located at 16111 Blair Street. There is a resident who has made a noise complaint in November 2022. They do not like the leaf blowers and the sound of golf balls being hit on the driving range. They have dug a pond, made a berm, and has put up plastic boards, sticks, and signs facing the golf course and made it look unpleasant. Wuskowhan Players Club would like to construct a 10' fence to block her view. The resident is okay with this as well. The fence would be on Wuskowhan property only and as long as the property they are having concern with. Commissioners discussed the request. The zoning ordinance limits fence height at 6 feet. Ryan Capson noted that the site was a PUD and wasn't sure if they needed a variance or some other approval. Andy Moore advised that if the property is a PUD probably a variance wouldn't work, and this property would not meet the variance criteria anyway. A PUD allows for the Planning Commission to waive or



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modify the zoning ordinance requirements (see Section 17.04) so that could work here too, but is not enough of a request to trigger the entire PUD process.

- b. Motion by Bill Monhollon, supported by Steve Grilley, to consider the addition of a ten-foot tall by 100-foot-long fence for Wuskowhan Golf Course Driving range to be a minor amendment to the originally approved PUD, and to direct the applicant to submit a scaled sketch of the proposed fence to the Zoning Administrator review and approval.
- c. Motion: by Del Petroelje to change the agenda to discussion on agribusiness seconded by Nikki Timmer with all commissioners voting yes and motion passed.

9. New Business:

- a. Special Land Use – Bill Monhollon, due to a conflict of interest, recused himself and stepped away from the Commission and presented his SLU application, answered questions only and did not participate in any commission discussion. SLU application to additional height beyond what is allowed in the zoning ordinance. Bill owns the land surrounding the building site. An additional 4 feet in height is being requested. He confirms it will only be used as a barn and only for storage. There is no plan to use it for commercial or residential purposes and some dimensions are not yet on the plan. Those will be added to a revised plan and submitted to Ryan Capson.
- b. Public Hearing: Patrick Kelderhouse opened the public hearing. No residents present. Public hearing was closed.
- c. Motion by Steve Grilley to approve the SLU with the stipulation that the dimensions and setbacks be added to the plans. Seconded by Duke Deleeuw with Patrick Kelderhouse, Lori Stump, Nikki Timmer and Del Petroelje voting in favor. Bill Monhollon did not participate in the vote. Motion passed.
- d. Agribusinesses: In February, a resident during public comment talked about running gardening classes for kids. That there are no ordinances in our current zoning codes that would apply to this. Andy Moore put a draft ordinance together addressing agriculture entertainment venues. He reviewed the draft ordinance with the commissioners noting it has a tiered approach for large and small venues with options of number of



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guests and size of property. There will be additional discussion and review of the draft ordinance over the next several months.

10. Old Business:

- a. Zoning: Lot area ordinance amendment. The amendment was updated and the Township attorney was consulted. The amendment would go into effect after the Board of Trustees approves it.
- b. Public Hearing: Patrick Kelderhouse opened the public hearing. No residents were present. Public hearing was closed.
- c. Motion by Steve Grilley to recommend the Board of Trustees approve the amendment seconded by Patrick Kelderhouse with all commissioners voting in favor and the motion passed.
- d. Zoning: Definition of Storage: Discussion centered around the storage of camping trailers and motor homes. Camping on vacant land. Adding a section to the ordinance to address RV storage. The commission requested that Andy Moore do some research on how other communities address this issue and prepare a memo for the next meeting.

11. Meeting Adjourned at 6:30pm by Steve Grilley.

Lori Stump

Lori Stump-Secretary

5-22-24

Date