



PORT SHELDON TOWNSHIP

16201 Port Sheldon Street, West Olive, MI 49460
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Planning Commission Meeting Minutes Wednesday, June 26, 2024

1. Call to Order by Duke Deleeuw at 5pm.

2. Roll Call: Present were Lori Stump, Del Petroelje, Duke DeLeeuw, Nikki Timmer, Bill Monhollon, Diane Jansen-Recording Secretary and Andy Moore-Township Planner. Patrick Kelderhouse arrived at 5:15pm. Steve Grilley and Ryan Capson were absent.

3. Approve Minutes from May 22, 2024:

Motion by Nikki Timmer to approve the minutes from May 22, 2024 with correction of total Square footage noted in Item 9. Seconded by Del Petroelje with all commissioners voting in favor, and the motion passed.

4. Approve Agenda:

Motion by Del Petroelje to approve the agenda with a change of moving item 9 new business before item 8 old business. Seconded by Duke DeLeeuw with all commissioners voting in favor, and the motion passed.

5. Communications:

- a. Holland Charter Township letter dated 6-7-2024 regarding change in zoning for parcel 70-16-36-300-015 near 104th Ave and Ottogan Street.

6. Zoning Administrator Updates:

- a. The ZBA Approved 3 requests for Variances
 1. The request of Ron Wood for a variance for Setbacks. Parcel: 70-11-21-150-006 Address: 6996 Hillside Ave, West Olive MI 49460.
 2. The request of Eric Haab for a variance for setbacks. Parcel: 70-11-16-392-013 Address: 17432 Ottawa Trail, West Olive MI 49460.
 3. The request of Schabbel Family Trust for a variance for 3 story home. Parcel: 70-11-04-102-021 Address: 17350 Hidden Treasure Drive West Olive MI 49460.

7. Public Comments: None

8. New Business:

- a. Private Street Application from Steve Grilley, Parcel 70-11-24-100-044. Presented by Aaron Viles from Black Label Custom Homes. Private Street off 152nd Ave north of Blair Street. The land split would then allow for 4 parcels that will be used to construct single family homes. Private street will be called H&H Lane or Way.
 1. Duke Deleeuw opened the public hearing at 5:11pm, Del Petroelje read the public hearing procedures. No public comments and Duke closed the hearing at 5:12pm
 2. **Motion** by Duke DeLeeuw to approve the application with the following conditions.



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- No 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.
- Prior to the issuance of any Township permits, the applicant shall have paid all application, permit, and other fees related to the request.
- A proposed maintenance agreement shall be provided and deemed acceptable by the Township Attorney before final approval by the Zoning Administrator. A copy of the final recorded easement and maintenance agreement shall be provided to the Township.
- The applicant shall investigate the nature of the wetlands on the property and whether the private road would impact those wetlands. If a permit from EGLE is needed, a copy of the permit shall be submitted to the Township.
- The applicant shall comply with all requirements from the Township Fire Department and any other officials or consultants deemed appropriate. 7. The application.

Seconded by Bill Monhollon with all commissioners voting in favor, and the motion passed.

- b. **Zoning Amendment Application from Bauvan Land Co, LLC** for rezoning of parcel 70-11-01-200-024. Presented by Tom Witteveen from Baumann Building requesting rezoning from AG to R-1. There will be a land Split to make a maximum of 4 parcels that will be used to construct single family homes. The home on the current parcel will remain.
1. Patrick Kelderhouse opened the public hearing at 5:32pm. Tim Miles of 9570 146th Ave, questioned if there will be a private street put in or if all driveways will come off of Fillmore Street. Tom advised no private street and all driveways will be off Fillmore Street. Patrick closed the hearing at 5:34pm.
 2. **Motion** by Bill Monhollon to recommend to the board to approve the rezoning from AG to R-1. Seconded by Duke DeLeeuw with all commissioners voting in favor, and the motion passed.
- c. **Sketch Plan Review from Lisa Spaugh for parcel 70-11-12-400-027**, 8345 West Olive Road. Currently zoned Commercial. Lisa gave an update that she has purchased the land and is in the process of cleaning all the junk off the lot, and will have the semi-trailers moved off the lot with in the next week. She has installed a fence at the entrance. She will be continuing the Special Land Use as approved in June of 2010. For a whole sale prototype business.



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Motion by Del Petroelje to approve the continued use of the Special Land Use approved in June of 2010. Seconded by Duke DeLeeuw with all present commissioners voting in favor, and the motion passed.

9. Old Business: Moved to the July meeting for further discussion.

- a. Zoning - Agri Tourism ordinance.
- b. Zoning – RV and trailer storage ordinance.

10. Adjourn: Meeting adjourned by Patrick Kelderhouse at 6:32pm.

Lori Stump

Lori Stump – Secretary

8-28-24

Date