



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 Wednesday, March 26, 2025

1. Call to Order: 5:01pm by Steve Grilley.
2. Roll Call: In attendance were Steve Grilley, Patrick Kelderhouse, Del Petroelje, Duke DeLeeuw, Nikki Timmer, Bill Monhollon, Zoning Administrator Ryan Capson, Township Planner Andy Moore and 21 Residents and Guests.
Absent was: Lori Stump
3. Approve Minutes
 - a. Motion by Duke DeLeeuw to approve the Regular Meeting minutes from January 22, 2025. Seconded by Patrick Kelderhouse with all members voting in favor and the motion passed.
4. Approve Agenda:
 - a. Motion by Del Petroelje to approve the agenda with changes. Seconded by Kelderhouse with all members voting in favor and the motion passed.
5. Communications:
 - a. None
6. Zoning Administrator Updates:
 - a. None
7. Public Comments:
 - a. None
8. Old Business:
 - a. None
9. New Business:
 - a. Draft Master Plan Presentation from McKenna Group
 1. Chris Khorey from McKenna presented a slideshow on the Master Plan. He reviewed the future land use map, zoning plan, and future plans for the JH Campbell plant and Consumers property surrounding it.
 2. The Planning Commission heard from several members of the public:
 1. Ralph Fairbanks - Ten Hagen Drive. Asked about the Taylor corridor rails-to-trails connection, if fuel would be available for boaters on Pigeon Lake, and about the navigation aids.
 2. Cath Heibel – Ten Hagen Drive. Asked about the property north of Windsnest near the lakeshore, along Olive Shores Road.



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3. Jill Dooley – Kinsley Drive. Asked about other land use designations that consumers had requested along Hiawatha Drive.
 4. Josh Hamman – Kensley Drive. Asked about traffic impacts, infrastructure, the impacts of an industrial park. Khorey stated that the overall philosophy is that none of the development should occur if there isn't infrastructure to support it. Also, development should be more oriented towards Croswell than Taylor Street.
 5. Deb Cizek – Lakeshore Drive. Asked about what Consumers plans were for the land they want to plan for rural enterprise.
 6. Tom Schippa - Croswell Street. Talked about fly ash being hauled in years ago, and it was a huge cloud. When they haul it out, he doesn't want his house to get covered in ash again.
 7. Deb Cizek - Lakeshore Drive. Asked if Consumers is giving any indication about when they want to talk and negotiate. Khorey said they really only seem to have concrete plans for the main campus. They want to keep the training center open, and might be looking at BESS or other uses.
 8. Jan O'Connell representing the Sierra Club. Asked about the location of the BESS. Also asked about fly ash extraction. Khorey did not know the specifics of how it works, but they are using a company that specializes in fly ash extractions.
3. Discussion
1. Discussion of fly ash removal. PC is concerned about it being trucked out. The PC is under the impression that it would be removed using the rail.
 2. Ryan Capson, Building and Zoning Official. Asked if there were specific zoning changes proposed. Khorey felt that there could be a need for changes to accommodate the rural enterprise zone, and changes to the PUD provisions might be needed if they require water and sewer right now.

10. Adjourn: Kelderhouse adjourned the meeting at 6:04pm.

Lori Stump 4-23-25
Lori Stump Secretary Date: