

EGELSTON TOWNSHIP
PLANNING COMMISSION MEETING

JANUARY 7, 2025

Present: David Covell, Brock Creighton, Benjamin Spencer, Nathan Stephenson, Ike Villalpando, Jeff Ream

1. **Call to order** by Mr. Villalpando at 7:00 p.m.

2. **Approval of Agenda**

Mr. Spencer moved to approve the Agenda with an amendment to add item 11(f), formation of a committee to create an implied street grid. Mr. Stephenson supported the motion. The motion carried 5-0.

3. **Public Hearings**

(a) Special land use – Parcel 61-11-028-300-0019-00 – 5771 Whipple Trail. Mr. Villalpando opened the hearing at 7:06 pm. The applicant made a presentation. Mr. Spencer raised questions regarding the square footage requirements. Mr. Covell raised questions regarding the status of the applicant’s application for a state license, and the location of exterior doors to the home. Mr. Villalpando closed the hearing at 7:15 p.m.

(b) Site plan approval – Parcel 61-11-021-400-0027-00 – 6190 Apple Avenue (west side). Mr. Villalpando opened the hearing at 7:15 p.m. The applicant made a presentation. Mr. Ream gave a short history of the site. Mr. Covell raised questions about the concerns indicated by the Road Commission’s review of the proposal. Mr. Villalpando closed the hearing at 7:22 p.m.

(c) Special land use – Parcel 61-11-022-300-0020-10 – 914 Hilton Park Road. The applicant gave a presentation. Mr. Covell raised questions about the use of any proposed signage, and the status of the applicant’s application for a state license. Mr. Villalpando closed the hearing at 7:26 p.m.

4. **Public comments.** None

5. **Approval of Minutes November 12, 2024.**

Mr. Stephenson moved to approve the Minutes dated November 12, 2024. Mr. Spencer supported the motion. The motion carried 5-0.

6. **Reports to the Township Board.** None

7. **Reports from the Township Board.**

Mr. Spencer reported that the Board had accepted a grant from the MADL for the creation of a Storybook Trail at Beals Park. Mr. Spencer reported on the status of the pavilion construction at Pine Ridge Park.

8. **Reports from the Zoning Administrator.**

Mr. Ream reported that he has had an inquiry about the property on the NE corner of Wolf Lake Road and Apple Avenue. Mr. Ream reported that he has had an inquiry about property on Evanston Avenue in the industrial park area.

9. New Business.

- (a) Special land use – Parcel 61-11-028-300-0019-00 – 5771 Whipple Trail. Mr. Spencer moved to approve the application. Mr. Stephenson supported the motion. The motion carried 5-0.
- (b) Site plan – Parcel 61-11-021-400-0027-00 – 6190 Apple Avenue (west side). Mr. Spencer moved to approve the application. Mr. Creighton supported the motion. The motion carried 5-0.
- (c) Special land use – Parcel 61-11-022-300-0020-10 – 914 Hilton Park Road. Mr. Spencer moved to approve the application. Mr. Stephenson supported the motion. The motion carried 5-0.
- (d) Approval of 2025 meeting dates. Mr. Spencer moved to approve the 2025 meeting dates. The motion was supported by Mr. Creighton. The motion carried 5-0.
- (e) Election of new officers. Mr. Stephenson moved to table the issue until the PC could have a work session beginning at 6:30 p.m. on February 4, 2025, to address it. Mr. Spencer supported the motion. The motion carried 5-0.
- (f) Formation of committee to create an implied street grid to guide development. Mr. Spencer explained his proposal. Mr. Spencer moved to have the PC appoint the committee. The motion failed for lack of support. Mr. Spencer moved to table the issue. Mr. Creighton supported the motion. The motion carried 5-0.

10. Old Business.

- (a) Master Plan. Mr. Ream will provide new PC members with information regarding the work being done on the Master Plan. Mr. Stephenson suggested the PC consider dedicated work sessions to address this issue.
- (b) Parks & Rec Plan. Mr. Ream will provide the new PC members with information regarding the work being done on the Parks & Rec Plan. Mr. Stephenson suggested the PC consider dedicated work sessions to address this issue.
- (c) Sign Ordinance. Mr. Ream will provide the new PC members with information regarding the work being done on revisions to the sign ordinance.

11. Public Comments.

Questions about the sign ordinance

12. Board Comments.

Mr. Spencer said he would like to see the PC review the trailer park ratio language as part of the Master Plan review.

13. Next meeting is February 4, 2025.

14. Adjournment.

Mr. Spencer moved to adjourn the meeting at 8:07 p.m. Mr. Stephenson supported the motion. The motion carried 5-0.

Respectfully submitted,

David Covell, acting Secretary