

EGELSTON TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 4, 2025

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

Absent: Nate Stephenson

1. **Call to order** by Mr. Villalpando at 7:00 p.m.
2. **Approval of Agenda.**

Mr. Creighton moved to approve the Agenda with an amendment to correct item 12c to read Section 14, not Section 4; and to delete items 4, 5, and 6. Mr. Covell supported the motion. The motion carried 4-0.
3. **Public comments.** None
4. **Approval of January 7, 2025 Minutes.**

Mr. Spencer moved to approve the January 7, 2025 Minutes. Mr. Creighton supported the motion. The motion carried 4-0.
5. **Reports to the Township Board.**

Mr. Covell moved to submit the PC's January 7, 2025 Minutes as its report to the Township Board. Mr. Spencer supported the motion. The motion carried 4-0.
6. **Reports from the Township Board.**

Mr. Covell moved to receive the January 6, 2025, January 13, 2025, and January 20, 2025 Minutes from the Township Board as its report to the PC. Mr. Spencer supported the motion. The motion carried 4-0.
7. **Report from the Zoning Administrator.**

Mr. Ream reported that the Master Plan is now completely digital and any revisions can be easily made to the document. He also reported that he is trying to make contact with Sun Chemical regarding a possible addition to its operation.
8. **New Business.**
 - a. A preliminary site plan for 5270 E. Apple Avenue – Gaming Store was presented by the applicant. PC members raised questions regarding the hours of operation; signage; fire access to the rear of the property and the main building; and the dimension/use of the pole barn on the north side of the property.
 - b. A preliminary site plan for Parcel 61-11-022-400-0019-20 – South Maple Island Road was presented by a representative of the applicant. PC members raised questions regarding the specific use of the property; noise/smoke generation; truck traffic; landscaping/fencing; and use of outdoor displays.
 - c. Mr. Covell reviewed Zoning Ordinance Article III Section 14. Mr. Covell's concern was that now that the Township Board has voted to allow the storage of semi-trailers in districts R-1 through R-5, potentially the property owner of a waterfront lot could store a semi-trailer on the street side of his lot, visible to all his neighbors. The ordinances relevant to this issue are Zoning Ordinance Article III Section 14 and Zoning Ordinance Article II Section 2 (31a). Mr. Covell moved to recommend to the Township Board that Zoning Ordinance Article III Section 14 be amended. The proposed amended Ordinance is attached to these Minutes with

the proposed new language in bold face. Mr. Spencer supported the motion. The motion carried 4-0.

- d. Mr. Creighton moved to table the election of new officers because Mr. Stephenson was not present. Mr. Spencer supported the motion. The motion carried 4-0.

9. Old Business.

- a. Mr. Creighton moved to table consideration of the Master Plan until the March meeting. Mr. Spencer supported the motion. The motion carried 4-0.
- b. Mr. Creighton moved to table consideration of the Parks and Recreation Plan until the March meeting. Mr. Covell supported the motion. The motion carried 4-0.
- c. There was a discussion regarding the policy for allowing temporary signs, with an explanation by Mr. Ream of the current status of the issue. Mr. Covell moved to table review of the matter until the March meeting so that all the PC members have a chance to review the relevant ordinance. Mr. Creighton supported the motion. The motion carried 3-1, with Mr. Spencer voting nay.
- d. Mr. Spencer explained his idea for the appointment of a PC sub-committee to address the issue of the creation of a street grid to help with future development/planning. There was discussion regarding the need for a separate sub-committee since the PC could make a street grid part of the Master Plan, and also use it when reviewing site plans. Mr. Spencer moved to appoint a sub-committee to create a street grid for future development consideration, and for all PC members to review the idea and bring their notes and drafts of a street grid to the March meeting. The motion died for lack of support.

10. Public Comments.

A resident asked where to find the ordinance regarding accessory buildings. Mr. Ream directed her to the relevant ordinance.

11. Commission comments.

Mr. Spencer raised a question about car canopy as an accessory building. Mr. Spencer reported on his attendance at the Muskegon County Road Commission open house.

12. The next meeting is on March 4, 2025. It will begin at 6:30 p.m. with a work session to consider the election of officers, the Master Plan, and the Parks and Recreation Plan.

13. Adjournment.

Mr. Covell moved to adjourn the meeting at 9:25 p.m. Mr. Creighton supported the motion. The motion carried 4-0.

Respectfully submitted,

David Covell, acting Secretary