

EGELSTON TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 4, 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. Covell moved to approve the Agenda. Mr. Stephenson supported the motion. The motion carried 5-0.

3. **Public Hearings**
 - (a) Amendment to Motor Vehicle Storage Ordinance, Article III Section 14. Mr. Villalpando opened the hearing at 7:01 p.m. There were no public comments. Mr. Villalpando closed the hearing at 7:03 p.m.
 - (b) Site plan approval for storage buildings – Parcel 61-11-032-200-0006-00, 5454 East Evanston Avenue. Mr. Villalpando opened the hearing at 7:04 p.m. Mr. Dunlap, representing the property owner, Franklin AEL, LLC, made a presentation. PC members raised questions about landscaping, fire access, and the specific intended use of the property. Mr. Dunlap stated that the use of the term “storage units” was really a misnomer, since the intended use was to be a business incubator type of development. The units are not going to be used to store the personal property of the tenants. Mr. Covell stated that he did not think the intended use was an allowable use in the district, but that the PC could review it under the special land use process. Mr. Villalpando closed the hearing at 7:17 p.m.

4. **Public comments.** None

5. **Approval of Minutes November 12, 2024.**
Mr. Stephenson moved to approve the Minutes dated February 4, 2025. Mr. Creighton supported the motion. The motion carried 5-0.

6. **Reports to the Township Board.**
Mr. Covell moved to submit the PC Minutes, dated February 4, 2025, as its report to the Township Board. Mr. Spencer supported the motion. The motion carried 5-0.

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 to be installed at Giddings Park instead of Beals Park. Mr. Covell moved to accept Mr. Spencer’s report, along with the Township Board Minutes,

dated January 30, 2025, February 3, 2025, and February 5, 2025, as the Board's report to the PC. Mr. Spencer supported the motion. The motion carried 5-0.

8. Reports from the Zoning Administrator.

Mr. Ream reported that he is still waiting on a formal site plan for the property near the NW corner of Maple Island Road and Apple Avenue.

9. New Business.

- (a) Amendment to Motor Vehicle Storage Ordinance, Article III Section 14. Mr. Spencer moved to recommend the amended ordinance to the Township Board. It is attached to these Minutes with the proposed change in bold. Mr. Covell supported the motion. The motion carried 5-0.
- (b) Site plan approval for storage buildings – Parcel 61-11-032-200-0006-00, 5454 East Evanston Avenue. Mr. Spencer moved to approve the application. Mr. Stephenson supported the motion with the condition that any reference to storage units be deleted from the site plan. Mr. Spencer restated his motion to include Mr. Stephenson's condition. The motion carried 4-1, with Mr. Covell voting no because he did not think that the proposed use was allowed in the district.
- (c) Preliminary site plan for South Brooks Road – Parcel 61-11-019-300-0003-00. Mr. Vallier, Westshore Engineering, representing the developer, Jeff Miedema Homes, made a presentation. The preliminary site plan is a revision of a site plan previously approved for this parcel. Mr. Spencer commented that he would like to see a more dense development than the one proposed; that he would like to see the development connect with walkable trails and other amenities, rather than be an isolated community; and that he would like to see the plan address the connection of the property to neighboring parcels, rather than a road loop to only Brooks Road. The Chair asked each member to indicate if they were in favor of the plan moving forward. Mr. Covell, Mr. Creighton, Mr. Stephenson, and Mr. Villalpando all indicated they were in favor of the plan moving forward. Mr. Spencer declined to say yes or no.

Old Business.

- (a) Election of officers. Mr. Covell moved to elect Mr. Creighton as chair, Mr. Stephenson as vice-chair, and himself as secretary. Mr. Spencer supported the motion. The motion carried 5-0.
- (b) Review of sign ordinance. Mr. Spencer moved to leave the ordinance in its current form. Mr. Creighton supported the motion. The motion carried 5-0.
- (c) Parks & Recreation Plan. The members discussed some changes to the Plan. Mr. Covell will work with Mr. Ream to incorporate the changes into a revised document.
- (d) Master Plan. Mr. Spencer moved to table any action on the Master Plan until the April meeting. Mr. Stephenson supported the motion. The motion carried 5-0.

10. Public Comments.

Jennifer Hodges introduced herself as the Housing Coordinator for Muskegon County.

11. Board Comments.

Mr. Spencer said he would like to know if the PC can have additional meetings, since the PC has missed some meetings, due to lack of quorum, which were already budgeted for in this fiscal year. Mr. Ream indicated that request would have to be approved by the Township Board. Mr. Creighton asked Mr. Ream to put the issue on the agenda for the next PC meeting.

12. Next meeting is April 1, 2025.

13. Adjournment.

Mr. Creighton moved to adjourn the meeting at 8:25 p.m. Mr. Spencer supported the motion. The motion carried 5-0.

Respectfully submitted,

David Covell, Secretary