

EGELSTON TOWNSHIP
PLANNING COMMISSION MEETING

APRIL 1, 2025

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

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

2. **Approval of Agenda**
Mr. Covell moved to approve the Agenda. Mr. Spencer supported the motion. The motion carried 4-0.

3. **Public Hearings**
 - (a) Special Land Use for Tattoo Studio - Parcel 61-11-028-300-0022-30, 5695 Missys Drive. Mr. Creighton opened the hearing at 7:03 p.m. The applicant, Mr. Giroux, made a presentation. PC members raised questions about signage, square footage of the intended use, increased commercial traffic on a private road, licensing, appropriateness of granting any special land uses, and parking. There were no public comments. Mr. Creighton closed the hearing at 7:25 p.m.

4. **Public comments.** None

5. **Approval of Minutes March 4, 2025.**
Mr. Stephenson moved to approve the Minutes dated March 4, 2025. Mr. Spencer supported the motion. The motion carried 4-0.

6. **Reports to the Township Board.**
Mr. Covell moved to submit the PC Minutes, dated March 4, 2025, as a report to the Township Board. Mr. Stephenson supported the motion. The motion carried 4-0.

Mr. Covell raised an issue with statements Mr. Spencer had made at the March 17, 2025 Board meeting regarding the PC. Without the authorization or knowledge of the PC, Mr. Spencer put an item on the Board's Agenda to try to get it to mandate attendance at additional PC meetings and to fund those additional meetings. During his presentation, Mr. Spencer made numerous statements that were factually incorrect, as reflected in the PC Minutes, and that put the PC in a very poor light. Mr. Covell provided PC members with a summary of those statements. Mr. Covell moved to submit a report to the Board entitled: Planning Commission's Report to the Board Regarding Statements made by Trustee Spencer at the March 17, 2025 Board meeting Regarding the PC, to correct the record. Mr. Stephenson supported the motion. The motion carried 3-1, with Mr. Spencer voting no. The Report will be sent as a separate document to the Board.

7. Report from the Township Board.

Mr. Covell moved to accept the Township Board Minutes dated March 3, 2025, March 10, 2025, and March 17, 2025, as the Board's report to the PC. Mr. Stephenson supported the motion. The motion carried 4-0.

8. Reports from the Zoning Administrator. None

9. New Business.

(a) Special Land Use for Tattoo Studio – Parcel 61-11-028-300-0022-30, 5695 Missys Drive. Mr. Stephenson moved to approve the application because it satisfied the criteria in Article VI Section 5, and overcame the presumption in Article VI Section 2. Mr. Covell supported the motion. The motion carried 3-1, with Mr. Spencer voting no.

(b) More Planning Commission meetings – Mr. Covell moved to hold dedicated, one topic meetings, if necessary, to address limited topics, like updating the Parks & Rec Plan or the Master Plan, rather than adding more regularly scheduled monthly meetings. Mr. Spencer supported the motion. The motion carried 4-0.

10. Old Business.

(a) Parks & Rec Plan – There was a discussion by all members regarding revisions to the Plan. Mr. Spencer commented that he would like to explore the use of a master plan facilitator to help with the Parks Plan and the Master Plan. Mr. Stephenson commented that it may be better to proceed with a simple Parks plan, without the use of a facilitator, at this point in time, in order to move the Plan forward. Mr. Spencer commented that the Supervisor would like to see walking trails, benches, landscaping, picnic tables, and a clear entrance to the trail at Pine Ridge Park. Mr. Spencer commented on the desire for public input on the Parks Plan. Mr. Covell reported that he had given numerous grammatical corrections to the Plan to Cassidee. He also commented that he had updated the statistics in the Plan, as much as possible using the 2020 census figures. Mr. Covell moved to eliminate pages 27-30, and incorporate new language in the Action Plan section to address funding and timelines for improvements. Mr. Stephenson supported the motion. The motion carried 3-1 with Mr. Spencer voting no.

(b) Master Plan. Mr. Spencer moved to table any action on the Master Plan. Mr. Covell supported the motion. The motion carried 4-0.

11. Public Comments. None

12. Board Comments.

Mr. Spencer commented he would like to see the use of a master plan facilitator further explored.

13. Next meeting is May 13, 2025.

14. Adjournment.

Mr. Stephenson moved to adjourn the meeting at 8:36 p.m. Mr. Covell supported the motion. The motion carried 4-0.

Respectfully submitted,

David Covell, Secretary