

EGELSTON TOWNSHIP
PLANNING COMMISSION MEETING
MAY 13, 2025

Present: David Covell, Brock Creighton, Benjamin Spencer, Ike Villalpando **Absent:** Nate Stephenson, Jeff Ream

1. **Call to order** by Mr. Creighton at 7:00 p.m.
2. **Approval of Agenda**
Mr. Spencer moved to approve the Agenda. Mr. Covell supported the motion. The motion carried 4-0.
3. **Public Hearings**
 - (a) Site Plan for CC Power at Evanston Avenue, parcel 61-11-031-200-0015-01. Mr. Creighton opened the hearing at 7:01 p.m. Steve Vallier, Westshore Engineering, made a presentation on behalf of the applicant. Mr. Morrison, CC Power, was also present and answered questions. PC members raised questions about the proposed usage, which will be as a staging area for CC Power, water run-off, fencing, and connection to sanitary sewer. There were no public comments. Mr. Creighton closed the hearing at 7:10 p.m.
 - (b) Site Plan for 32 x 42 addition at 1070 South Wolf Lake Road, parcel 61-11-028-100-0007-00. Mr. Creighton opened the hearing at 7:11 p.m. Mr. Leffring, the applicant, made a presentation. PC members asked about the purpose of the addition, which is to increase the church proper space. There were no public comments. Mr. Creighton closed the hearing at 7:13 p.m.
4. **Public comments.** None
5. **Approval of Minutes April 1, 2025.**
Mr. Spencer moved to approve the Minutes dated April 1, 2025. Mr. Creighton supported the motion. The motion carried 4-0.
6. **Report to the Township Board.**
Mr. Covell moved to submit the PC Minutes, dated April 1, 2025, as its report to the Board. Mr. Spencer supported the motion. The motion carried 4-0.
7. **Report from the Township Board.** None
8. **Report from the Zoning Administrator.** None

9. New Business.

- (a) Site Plan for CC Power at Evanston Avenue, parcel 61-11-031-200-031-200-0015-01. Mr. Spencer moved to approve the application. Mr. Covell supported the motion. The motion carried 4-0.
- (b) Site Plan for 32 x 42 addition at 1070 South Wolf Lake Road, parcel 61-11-028-100-0007-00. Mr. Villalpando moved to approve the application. Mr. Spencer supported the motion. The motion carried 4-0.
- (c) Preliminary special circumstances for application for land split. Gary Pastor and Phyllis Pastor, applicants, made a presentation. PC members raised questions regarding the size of the proposed lots, the width of the road easement, and the requirements of the private road ordinance. The applicants were advised to meet again with Jeff Ream to address the issues. Mr. Covell moved to table the issue. Mr. Creighton 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, in particular the Accessibility section, and the NRPA section listing the Township’s parks amenities deficiencies. PC members also discussed how to get public input on the Plan. The consensus was to have Jeff Ream update the Accessibility and Deficiencies information, the PC to approve a preliminary final draft of the Plan, and to then schedule a special meeting to elicit public comment/review of the Plan. Mr. Spencer commented that he would like to explore the use of a professional parks planner to help with the development of Pine Ridge Park, but that that could happen down the road even after the Plan was adopted by the Township Board.
- (b) Master Plan. Mr. Covell moved to table any action on the Master Plan. Mr. Spencer supported the motion. The motion carried 4-0.

11. Public Comments. None

12. Board Comments. None

13. Next meeting is June 3, 2025.

14. Adjournment.

Mr. Villalpando moved to adjourn the meeting at 8:08 p.m. Mr. Spencer supported the motion. The motion carried 4-0.

Respectfully submitted,

David Covell, Secretary

