

EGELSTON TOWNSHIP
PLANNING COMMISSION MEETING
October 7, 2025, 7pm

Present: Chairman Creighton, Vice-Chair Stephenson, and Commissioner Kieft
Absent: Commissioners Villalpando and Spencer

1. Call to order / Pledge to flag

Meeting was called to order at 7:00 PM By Chairman Creighton. Pledge of allegiance recital immediately followed.

2. Review / Approval of Agenda

Vice-Chair Stephenson motioned to approve the agenda. Seconded by Commissioner Kieft.
Passed 3-0

3. Public Hearing

- a. Special Use for a Private Road at 568 S Wolf Lake Rd. or parcel 61-11-021-100-0021-00.

Resident of said property addressed the board, stating she was hoping for her surveyor to be in attendance to assist with approval. He was not able to attend the meeting. Owner of the property clarified her intentions of the intended private road without assistance.

Commissioner Stephenson motioned to close public hearing, but re-open later in the meeting if the Surveyor arrived. Commissioner Kieft seconded.

Passed 3-0

4. Discussion

Vice Chair and Chairman raised concern over the drawing not illustrating the intended Private rd. ZBA Variance was referenced for approval, as well as FD Approval from Dep. Chief Glotzbach.

5. Close Hearing

Vice-Chair Stephenson motioned to close hearing, Seconded by Commissioner Kieft.

Passed 3-0

6. Public Comments

No Public Comment

7. Review / Approval of Minutes – September 2, 2025

Motion to approve by Vice-Chair Stephenson, Seconded by Kieft.

Passed 3-0

8. Reports to the Township Board

Parks and Recs plan approval is currently on hold; needs to be submitted with the master plan.

9. Reports from the Township Board

Commissioner Spencer not in attendance.

10. Reports from Zoning Administrator

Mr. Ream not in attendance.

11. New Business:

- a. Special Use for a Private Road at 568 S Wolf Lake Rd or parcel 61-11-021-100-0021-00.

Commissioner Kieft mentioned Deputy Fire Chief and Mr. Ream had signed off
Owner: Map drawn and brought to Jeff and then adjustments were made,
Motion to approve with the stipulation that the road be placed on the drawing prior to permitting,
completed by Commissioner Stephenson, seconded by Chairman Creighton
Passed 3-0

12. Old Business:

a. Master Plan (2025)

The Township Board is currently waiting on the Master plan for approval with Parks and Rec plan;
however, there are many grammatical errors that need fixing in the Master Plan.

Kieft raised issue about the solar field.

Stephenson – parks/rec work session was helpful prior to the regular scheduled Planning
Commission meeting; there was a solid focus on bringing the master plan up to date in a timely
fashion. In November, there could be an hour work session to work on the master plan. This does
have to go through approval and be posted. Kieft mentioned there has to be a public hearing for the
master plan before goes to the board. Asking the Board for approval on October 20th to have a
working date on October 28th for the master plan, with proper time to post for public input.

Motion: Stephenson – Table the master plan until board approval for public hearing and open
workshop on October 28th at 6:30p.m. Kieft seconded

Passed 3-0

13. Public Comments

No comments

14. Board Comments

Stephenson – Request Cassidee emails PC about the most current updated master plan

Kieft – that email was sent out 2-3 weeks ago

Chairman Creighton – temporary signage; 30-day window and how to enforce; signs had not come
down with the one in question.

Commissioner Kieft – there is a process, just discretion

Chairman Creighton – 30 days at a time; reapply, then allowed to put back up

Commissioner Kieft – would like to see a paper trail

Chairman Creighton – agreed about paper trail, just so there is documentation

Request Temporary signage be added to the next agenda

15. Next Meeting November 18, 2025

16. Adjournment 7:26pm

Motion: Chairman Creighton

Commissioner Kieft: seconded

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