

EGELSTON TOWNSHIP
PLANNING COMMISSION MEETING
December 2, 2025, 7pm

1. Call to order / Pledge to flag

Meeting was called to order at 7:01 PM By Vice-Chair Stephenson. Secretary Kieft, Commissioners Spencer and Villalpando were also in attendance. Pledge of allegiance recital immediately followed.
Absent: Chairman Creighton

2. Review / Approval of Agenda

Secretary Kieft motioned to approve the agenda. Seconded by Commissioner Spencer.
Passed 4-0

3. Review / Approval of Minutes – November 18, 2025

Commissioner Spencer motioned to approve, seconded by Secretary Kieft.
Passed 4-0

4. Reports to the Township Board

Vice-Chair Stephenson asked to make sure the board is aware of the progress being made on the Master Plan. Commissioner Spencer stated it was not on the agenda of the prior night's meeting, but would send a text regarding so.

Vice-Chair Stephenson motioned to close reports to the township board. Seconded by Secretary Kieft.

Passed 4-0

5. Reports from the Township Board

Commissioner Spencer reported the board missed approving the Parks and Rec plan, as it was not on the agenda.

Secretary Kieft motioned to close, Seconded Vice-Chair Stephenson Seconded.

Passed 4-0

6. Reports from Zoning Administrator

None – Zoning Administrator Ream was not in attendance.

Vice Chair Stephenson Motioned to close, seconded by Commissioner Spencer.

Passed 4-0

7. New Business

Vice Chair Stephenson stated no new business as nothing on the agenda. Commissioner Spencer stated the board came to a consensus to have a committee for future plan of sewer lines and gave additional details stating they would like to get a committee together with other PC members as a new communication.

Commissioner Villalpando asked if the township would be able to make money from the extended sewer lines and stated that is something we should be doing without additional cost to residents for companies to join sewer.

Commissioner Spencer gave details regarding the cost of newly built lift stations not being able to pay for themselves and zoning for higher density.

8. Old Business

a. Master Plan (Chapter 1 & 2)

Vice Chair Stephenson mentioned the updated dates from Cassidee along with various grammatical corrections, as the MP would not be completed in 2025.

Secretary Kieft Highlighted 2 errors on PG.16, Broadbent should read broadband and “bases on US Census” should read “Based on US Census”.

Vice Chair Stephenson asked for updated numbers from the census as we’ve had growth in the township in recent years from 2020 until current. Commissioners Spencer and Villalpando discussed utilizing estimates from permits and ETC as opposed to the census, to include people employed in the township.

Secretary Kieft mentioned redlining his master plan and forwarding it to Cassidee for requested changes.

Commissioner Spencer asked for updated AADT numbers and map from after page 20, Secretary Kieft noted it as page 20.5 in the redline copy.

Vice-Chair Stephenson Asked for updated numbers on PG.15 regarding population as well. Commissioner Villalpando commented about the growth of Trailer parks in the area that are not paying much in the way of property taxes but do account for population, noting a likely increase in students as well.

Secretary Kieft noted the figures Vice-Chair Stephenson mentioned from 15 were also on 16, Stephenson would like those updated as well.

Commissioner Spencer asked to add Fruitport to surrounding communities on PG.13 and 14 as their numbers and “rural population” were close to Egelston Townships.

Vice Chair Stephenson would like Public and Semi-Public land uses on PG.22 to be updated with current numbers as wastewater has been buying up land, and there have been multiple land swaps.

Commissioner Spencer asked that the existing wastewater collection map be updated from 2006, and the image quality was low.

Stephenson would like wastewater numbers updated from PG. 23 as they’ve been buying up land in Egelston. Commissioner Spencer mentioned the solar farms as well.

Commissioner Spencer would like to add Mosquito Creek trail systems to public and Semi-Public land use as well, after the parks that Egelston owns, noting it is not owned by the Township but is available for public use.

Commissioner Spencer also requests to add the preserve near Carr / Five Lakes as there are unique species residing there under wetlands and natural features or adding an entire section regarding preservation.

Vice Chair Stephenson asked for an updated map environmental features from 2006 on PG.25.

Commissioner Villalpando would like to add a summary of the Equestrian trails near the hunting land by wastewater treatment.

The redline revisions were passed and reviewed by the PC members to ensure all requested changes were marked on the cover sheet.

Commissioner Spencer motioned to submit changes as noted, seconded by Villalpando.
Roll-Call vote, Passed 4-0

b. Review and Approve 2026 Meeting Dates

Vice-Chair Stephenson noted there were some changed dates from the previous meeting approval regarding St. Patrick's day on March 17th, changed to the 24th to avoid Holiday conflict. Commissioner Spencer requested to add the note "date was changed due to holiday" and resubmit the correct version to the board again.

Vice Chair Stephenson motioned to close old business, seconded by Spencer.
Passed 4-0

9. Public Comments

None – No Citizens present.

Commissioner Spencer motioned to close public comment, seconded by Kieft.
Passed 4-0

10. Board Comments

Vice-Chair Stephenson made a mistake on approval of the minutes, and would like to ask Cassidee to update the last minutes to reflect his name being spelled incorrectly. Secretary Kieft noted Commissioner Villalpando's name was also incorrectly spelled.

Commissioner Spencer commented finding presentations regarding services for help with Master Planning, and will try to get one before the next meeting.

Vice Chair Stephenson requested we only review Chapter 3 in addition to the revisions recommended for the next meeting.

11. Next Meeting January 6, 2026

12. Adjournment

Commissioner Spencer motioned to adjourn, seconded by Kieft. Passed 4-0 at 8:03 PM

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