

EGELSTON TOWNSHIP  
PLANNING COMMISSION MEETING  
August 12, 2025

1. Call to Order by Vice Chair Nathan Stevenson at 7:00 pm. Commissioners Kieft, Villaponda and Spencer were also in attendance.
  - a. The Pledge of Allegiance was recited
  - b. Vice Chair Stevenson motioned to appoint Commissioner Spencer to take notes, seconded by Commissioner Kieft. Passed 4-0.
  - c. Commissioner Villaponda motioned, seconded by Commissioner Spencer to approve the meeting agenda. Passed 4-0.
  - d. Commissioner Chair Crieghton arrived at 7:07 pm.
2. Review / Approval of Agenda  
Commissioner Villaponda motioned, seconded by Commissioner Spencer to approve the meeting agenda. Passed 4-0.
3. Public Hearing a. Site Plan Amendment (Phase 4) 4197 E Apple Ave or parcel 61-11-030-100-0007-00. Steve Vallier, representing Big Big AAA Storage Facility, presented the site plan to the public.
4. Discussion  
Big Big AAA Storage Facility will be adding an additional row of storage units and expanding the drain field.
5. Closed public hearing at 7:07 pm.
6. Public Comments: No comments.
7. Commissioner Villaponda motioned, seconded by Commissioner Spencer, to approve Planning Commission Minutes from July 1, 2025. Passed 5-0
8. Commissioner Spencer motioned, seconded by Commissioner Villaponda, to approve July 1, 2025 PC Meeting Minutes as our report to the Township board. Passed 5-0.
9. Vice President Stevenson motioned, seconded by Commissioner Kieft, to approve August 4, 2025 Township Board minutes as the Township's report to the Planning Commission, in addition to Commissioner Spencer's comment that the Township had voted to send RFPs for the Code Enforcement, Building Inspector, and Zoning Administrator positions. Passed 5-0.
10. Reports from Zoning Administrator  
  
New projects: A Truck Repair Shop is possibly coming into town. J. Stevens Construction is planning on an addition to their main building.

Wolf Lake Road and Evanston Ave Site: The owner, who previously planned on building storage condos, is now looking to go in a different direction. Administrator Ream warned him about continuing to dig when he hit surface water, but he continued to dig. He could receive a citation pending the Supervisor's discretion.

Commissioner Villaponda motioned, seconded by Commissioner Stevenson, to approve the Zoning Administrator's report. Passed 5-0.

11. New Business:

- a. Site Plan Amendment (Phase 4) 4197 E Apple Ave or parcel 61-11-030-100-0007-00. Commissioner Villaponda motioned, seconded by Commissioner Kieft, to approve the site plan. Passed 5-0.
- b. Commissioner Villaponda nominated Commissioner Miles Kieft for Secretary, seconded by Vice Chair Stevenson. Pass unanimously by roll call vote 5-0.

12. Old Business:

- a. Parks & Rec Plan (2025)  
Administrator Ream recommended the fishing pier, located at Sunset park, be taken out and the rails be replaced because it is a safety hazard. Administrator recommends an aluminum composite railing as a replacement. Additionally, we'll need to look at whether it is worth replacing because even with the new railings it may not be ADA compliant. The rail needs to slope downward and the pier needs to jut out in one area in order to give access to wheelchairs. This supports our commitment to ADA compliance in all of our parks. We would also need a footpath that goes from the pavement to the pier at Sunset Park.

Commissioner Spencer Motioned to approve the Parks & Recreation Plan and present it to the Township Board. Seconded by Commissioner Villaponda.. Passed 5-0.

- b. Master Plan (2025)  
Commissioner Spencer motioned to Table the Master Plan, seconded by Commissioner Kieft. Passed 5-0.

13. Public Comments: No comments.

14. Board Comments: Commissioner Villaponda thanked Administrator Ream for keeping his eye on the excavation at Wolf Lake Rd. and Evanston Ave.

15. Next Meeting September 2, 2025

16. Motion to Adjourn by Commissioner Villaponda, Seconded by Commissioner Stevenson. The meeting adjourned at 7:27 pm.

Egelston is an equal opportunity