



Minutes – Planning Commission

Meeting – September 24, 2025

**Meeting called by:** Chair Sevey @ 7:00 PM

**Members Present:** Chair Sevey requested Member Roll Call

Brad Carey \_\_X\_\_ Hal Babcock \_\_X\_\_ Mark Hoskins \_\_X\_\_ Keith Sawade \_\_X\_\_ Rick Sevey \_\_X\_\_  
Jon Tilburt \_\_X\_\_ Joe VandenBerg \_\_X\_\_

**Others present:** Zoning Admin – Gross; Attorney – Leisman; Supervisor - Ellick

**Pledge of Allegiance:**

**Approval of Minutes:** Motion to accept August 27, 2025, meeting minutes by Sevey, second – Tilburt, all Ayes, Carried.

**Approval of Agenda:** Motion to accept Agenda by Tilburt, second – Sevey, all Ayes, Carried.

**Public Comment** - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

**Agenda Matters to be Reviewed by the Planning Commission:**

1. Scheduled Public Hearing – Ordinance Amendment, Chapter 11

(Sevey) Recognized Attorney Leisman for explanation of language amendments: Chapter 11 renamed from Industrial District to LI-Light Industrial District to align with Master Plan; changes to 11.02 Item J and addition of Item P; Chapter 5: Sec. 5.04 changes minimum Lot Area in AR from 1 acre to 2 acres.

(Sevey) Opened Public Hearing with explanation of procedures and called for any public comment – no comment, Public Hearing closed.

**PC Discussion:**

- Add water test clause to Sec11.04
- Consider discussion of acceptable uses in LI-Light Industrial now? e.g., tanning, chrome plating? (Ellick) If action poisons the ground, wouldn't be allowed.
- These amendments are to change language to be consistent with the Master Plan – can revisit in future, perhaps with a sub-committee.

Motion to approve amendments with above change and recommend approval to the Township Board by Tilburt, second, Hoskins, all Ayes, Carried.

**Conclusion:** Attorney to prepare final draft for Township Board; PC to reexamine acceptable uses in the future.

**Unfinished Business:**

1. Application Checklist

- (Sevey) Recognized Keith Sawade: Draft presented with changes requested at the last meeting. Building Department review? (Rodney Ellick) Good. Zoning review? (Gross) Nothing further.

**PC Discussion:**

- Duplication of Traffic Study requirement – keep.
- RE: Site Plan scale at 50' – change to more or less? Use scale of 1" = 50'.
- RE: Site Plan Approval for Utility tie-ins, if applicable – move to Water Supply & Disposal.
- RE: Access and Traffic: add, "Are MDOT requirements met, if applicable.
- (Gross) Any duplication now is for emphasis – keep.

Motion to approve Checklist with revisions indicated in this meeting by Sawade, second, Tilburt, all Ayes, Motion Carried.

## **Unfinished Business, cont.**

### 2. Zoning/FLU Map Rezoning

(Sevey) Recognized Mark Hoskins: Matter was tabled at the June Public Hearing – may need additional PC meeting due to moratorium deadline.

#### *PC Discussion:*

- Main comment at hearing was about traffic – have hashed that issue over and cannot do anything about it; need to move forward and get this done.
- (Ellick) 90% of traffic issues has no bearing on rezoning.

(Sevey) Recognized Robert Hall – 14180 Algoma Ave. (Hall) Requesting rezoning exemption of only 4 properties north of 17 Mile, east side of Algoma Ave. due to increased traffic; business there not a good idea. (Rezone from AR to HC)

#### *PC Discussion:*

- Hard to exclude – following “natural” lines.
- Considered NC there originally – may make sense.
- Swamp behind there so no room to build anything bigger.
- Could subject us to criticism for other specific properties south of 17 Mile.
- Could sell property as commercial.

#### *Leisman/Gross:*

- Would be creating an island between them and 17 Mile Intersection; doesn't change use of property – struggle is to control traffic.
- There wasn't anything specific to the public notice so can remove those out of HC and rezone to NC later – is close to the Master Plan.

(Sevey) Called for motion to recommend adoption of amendments to rezone properties along 17 Mile between Highway 131 and Algoma Avenue to HC, Highway Commercial, (north side), and LI, Light Industrial (south side), to the Township Board, subject to the public hearing held on June 25, 2025. Motion by Hoskins, second, Sawade, all Ayes, Carried.

*Conclusion:* Will continue to study NC for 14100, 14120, 14134, and 14180 Algoma when rezone to NC west of Algoma.

## **Open Discussion for Issues not on the Agenda:**

### 1. Planning Commission Members:

- a. (Tilburt) Did Township Board make any decision on hiring Bob Toland for Master Plan updates? (Hoskins) Are considering doing in-house.
- b. (Hoskins) Anything further on City of Cedar Springs sidewalks report? (Sevey/Tilburt) Would be a requirement if in PA425 - PC would need to address. (Ellick) Checked Secure Storage – have sidewalks, Choice One does not – he'll stop by; has corresponded with city manager that we're not interested at this time.

### 2. Correspondence –

- a. (Hoskins) EGLE Area Well Testing Map – Most properties are in Algoma Township, a few in Solon so creeping in, FYI. Aquifer is in play – wells costing much more to go deeper; if PFAS detected then must pull well; they don't know what to do with contaminated filters.

#### *PC Discussion:*

- Are samples recent? (Hoskins) West side of Edgerton – this year but don't know on east side; is first time tested east of Xway.
  - Anything affected by the City of Cedar Springs? (Hoskins) Has been told that's come from the lagunes.
  - Need to consider all if any new development.
- b. City of Cedar Springs Meeting – Proposed Master Plan – noted.
  - c. Pierson Township – Adoption of Master Plan – noted.

**Report of Township Board Representative:** N/A

**Report of Board of Appeals Representative:** N/A

**Report of Zoning Administrator:** N/A

**Additional Public Comment:** (Austin) Reminder that PC only has two scheduled meetings left in 2025, October 22<sup>nd</sup> and December 3<sup>rd</sup>.

**Adjournment:**

Sevey: No further discussion. Motion to adjourn by Sevey, Second – Tilburt, all Ayes, Motion Carried. Meeting Adjourned: 8:14 PM.

Next Scheduled Meeting: Wednesday, October 22, 2025, 7:00 PM

William R. Sevey chair Secretary  
12-9-25 Date

Hall, Robert – 14180 Algoma Ave., Cedar Springs, MI 49319

