



Minutes – Planning Commission

Meeting – December 3, 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 __AB__

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

Pledge of Allegiance:

Approval of Minutes: Motion to accept September 24, 2025, meeting minutes by Tilburt, second – Sevey, all Ayes, Carried.

Approval of Agenda: Agenda revised to strike Adult Foster Care presentation from new agenda items; Zoning Admin received message that they are looking at other options. Motion to accept Agenda as revised by Sevey, second – Tilburt, 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: N/A

Unfinished Business:

1. Zoning/FLU Map Rezoning - (Sevey) Recognized Mark Hoskins: Ordinance Amendment for HC and IND is complete; need to set date for public hearing for the NC affecting 17 Mile Rd. from Algoma Avenue west to Division – will be into next year; going 330' on both north and south of 17 Mile for Zoning and FLU map.

PC Discussion:

- Is moratorium necessary?
- Nothing on the horizon but there could be a permit application for single-family housing.

Conclusion: Attorney will prepare draft for January for PC to review then set public hearing date; Board member Hoskins to request 6-month moratorium on any application for 17 Mile from Algoma to Division.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: N/A
2. Correspondence –
 - a. Sparta Township – Master Plan Draft
 - b. City of Cedar Springs – Adoption of Master Plan

PC Discussion:

- (Sawade) Were there any significant changes in the PA425?
- (Gross) Possible effect in Solon Twp is road extension of West Street to 16 Mile – in discussion now – local residents opposed.
- (Sawade) Noticed large drainage tiles at multi-housing construction site...is Cherry Street being extended?
- (Gross) Is a consideration and in discussion; bridge would have to be replaced for load bearing and funds are an issue.

2. Correspondence, cont. –
 - c. 2026 Meeting Schedule Distributed
 - d. Revised Site Plan Review Check List Distributed
 - e. Ordinance Amendment 4.02-Z-25A Distributed

Report of Township Board Representative: (*Hoskins*) Noting the importance of Planning Commission approval of restrictions on applications, particularly on businesses.

Re: HydroVac Litigation – They'll be digging out large amount of material in the Spring; has taken many years at great cost.

Re: Assembly and Anti-Noise Ordinances... Twp Board also looking at those.

What PC does is important; keep in mind costs to the Township and its residents.

Report of Board of Appeals Representative: (*Tilburt*) Have received a variance request on an accessory building for a resident in Pointe North subdivision; meeting next Wednesday, December 10th. Request is regarding the size...it far too large for property.

PC Discussion:

- (*Hoskins*) Have the association's ByLaws been addressed?
- (*Gross*) Yes

Report of Zoning Administrator: (*Gross*) N/A

PC Discussion:

- (*Sawade*) Re: Update on demolition and clean up White Creek south of 17 Mile? (*13525 White Ck*)
- (*Gross*) Started with him but changed Code Enforcement
- (*Ellick*) Case isn't off the radar but isn't the only one in the Township; dealing with Bradley case and Hydrovac case; Code Enforcement cases in general have options – letters, tickets, litigation, but process is complicated and takes time regardless of who it is, and not as easy as people think; law enforcement doesn't help much; a good judge can help; must build a case. Currently dealing with Precinct 3 building exterior lighting issue – should be discussed at next Board meeting.
- (*Sawade*) Any news from Cedar Springs Retail Management? (*3584 17 Mile*)
- (*Gross*) Nothing has been resubmitted; time expired so would have to start completely over
- (*Tilburt*) Doesn't the Township have election to go into site and clean up? Can Township put a lien on a property?
- (*Ellick*) Requires court order – can do sooner or later; takes a lot of time – costs a lot; Township very busy in court this year.

Additional Public Comment: *Babcock, Vicky – (*Babcock*) I appreciate the work you do...Merry Christmas.

Adjournment:

Sevey: No further discussion. Motion to adjourn by *Sevey*, Second – *Sawade*, all Ayes, Motion Carried. Meeting

Adjourned: 7:49 PM.

Next Scheduled Meeting: Wednesday, January 28, 2026, 7:00 PM at Frost Creek Church, 15671 Algoma Ave NE, Cedar Springs.

*Babcock, Vicky – 2711 18 Mile, Cedar Springs, MI 49319