

# DRAFT



Minutes – Planning Commission

Meeting – Wednesday, April 22nd, 2026

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**Meeting called** by: Chair Rick Sevey @ 7:02 PM FROST CREEK CHURCH, 15671 Algoma Ave NE, Cedar Springs

**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:** Attorney – Leisman; Zoning Admin – Gross; Supervisor – Ellick

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### **Pledge of Allegiance**

**Approval of Minutes** - Motion to accept March 25th, 2026, meeting minutes by Tilburt, second - Hoskins, all Ayes, Carried. Motion to table approval for Joint PA425 March 31<sup>st</sup>, 2026, meeting minutes for additional clarification by Hoskins, second - Sevey, all Ayes, Carried.

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

**Public Comment** - Matters not the Subject of Public Hearing/Agenda Items: **Sevey:** Opened public comment on agenda items – Comments received:

Agenda item, Unfinished Business, DRAFT 2 Ordinance Amendment, Rezoning 17 Mile Road, Algoma Ave to Division Ave:

- Cedar Springs school bus will not stop on 17 Mile Road for neighbor’s children
- 17 Mile Road is quite hilly and not suitable for businesses
- Additional traffic if rezoned?
- Multiple accidents, limited sight distance
- State reactive not proactive
- Ten thousand square feet allowed to build is not a small business, it’s an infrastructure
- High water table, issues with well and septic

### **Agenda Items to be reviewed by the Planning Commission:**

Agenda Item #1: Scheduled Public Hearing – DRAFT 1 - REZONING Algoma Avenue (between 17 Mile Road and Solon St) Ordinance Amendment

**Sevey:** Recognized **Attorney Leisman** for updates and public hearing summary: Consistent with Masterplan and rezoning 17 Mile Road. Subcommittee recommendation, rezoning Algoma Avenue (north of 17 Mile Road, south of Solon Street), west side AR to NC, east side from HC to NC. Addressing question from last month’s meeting regarding residential uses in NC; amendments allow as permitted use, not nonconforming, with provisions regarding building and accessory buildings, answer is yes building is allowed.

**Sevey:** Opened public hearing with explanation of procedures and called for any public comment.  
Comments received:

**Lanae Houser**, 17929 Marsh Creek, Sand Lake: Don’t recall a notice for the public hearing, believe this is a violation.

**Sue Jacobs**, 14099 Algoma Ave NE, Cedar Springs: So much traffic, can’t open my windows, so loud. Why is rezoning happening on Algoma? What is this doing to our environment and our home? Would like my great grandchildren to enjoy the area, rezoning not the answer, why is this happening?

**Melissa Keating**, 14100 Algoma Ave NE, Cedar Springs: Family home; crazy busy road and adding to it, doesn’t make sense to rezone Algoma.

**Deb Kubacki**, 2481 Solon Street, Cedar Springs: Trees coming down on Edgerton, strip mall going in?

**Julie Baker**, 15476 Simmons Ave, Cedar Springs: Traffic issue, White Creek and 17 Mile Road, are the parcels being rezoned on Algoma going to be businesses now? **Tilburt**: Four houses north of 17 Mile Road on both sides only. **Baker**: Not appropriate to rezone that area, already issues.

**Laurie Star**, 14134 Algoma Ave, Cedar Springs: How does changing from HC to NC affect us?

**VandenBerg**: Giving you the rights of R1, extend normal homeowner rights, you can sell that home, people who purchase it can get a loan on that home, you can rebuild that home. **Star**: If I wanted to change my home into an assisted living for the elderly? **VandenBerg**: More rights to achieve that.

**Jake Watson, Cedar Springs Bugle**: State law requires public notices to be published in a weekly publication that has been established for two years, we don't qualify, offering and welcoming you to publish public notices on my website for free.

**Sue Jacobs**, 14099 Algoma Ave NE, Cedar Springs: Don't recall any mention of public hearing and rezoning of Algoma from last month's meeting. **Sevey**: Page five of the meeting minutes just approved from last month's meeting states the motion regarding scheduling the public hearing for tonight's meeting.

**Katie Zank**, 2850 Solon Street, Cedar Springs: Website does not indicate public hearing notice, why wasn't it there? Rezoning close to my house on Solon, makes me scared.

**Denise Merrill**, 2814 19 Mile Road, Cedar Springs: Legal obligations mentioned, what about moral obligations? Moral obligation to this community and people you represent, opening people up to more traffic. Not worth progress, think more of your neighbors.

**Sevey**: Public hearing closed; (addressing PC) Rezoning Algoma Ave?

**Discussion**: **Tilburt**: This ties directly into rezoning of 17 Mile Road, should look at it as one project, public hearing on each one, need to make determination on where to go from here. **Hoskins**: 17 Mile Road rezoning is on the Agenda under Unfinished Business, no matter what we do with zoning will not stop the traffic, trying to give other options without taking away character and keep businesses from being throughout the entire township. East side of Algoma zoned HC, giving opportunity to rezone NC, allows flexibility, trying to help those affected. **Tilburt**: Highway commercial is higher density and use than NC, it becomes a buffer between HC and residential area. They are concerned about traffic and increase if businesses go in those properties. **Hoskins**: In the future, there could be more traffic but there could also be a housing development causing the same. If the state gets what they want there could be hundreds of units there. Trying to make logical decision where growth should be, it is coming and where do we place it, this makes the most sense to keep businesses on the main roads. **VandenBerg**: If we don't do something now regarding 17 Mile Road, areas owned by large developer have potential for many homes, trying to get ahead of this curve by channeling commercial onto this road and protect existing homes. Many upset because of traffic, the township has very little control. **Carey**: This is healthy, residents pointing things out to us and coming to meetings, township open three days a week and everyone is doing a good job, the members of PC are all honorable and want to serve our neighbors and community. Good input, need to decide about the eight houses, we don't want it to look like Alpine or 28th Street, looking out 30 years from now, care about the future and our kids' future. We can make a motion to table it and make sure it is on the website and learn from mistakes. **Ross**: Option is to table it a month then make sure it is on the website. Public hearings are done, take it back up when ready.

**Hoskins**: Motion to table DRAFT 1 Rezoning Algoma Avenue, second – **Sawade**, all Ayes, carried.

Agenda Item #2: DRAFT 3 – Ordinance Amendment – DATA CENTERS

**Sevey**: Recognized **Attorney Leisman** for updates and summary: Subcommittee's recommended changes following up last month's meeting and comments, Draft #3. Main change, limiting medium and hyperscale digital mining uses and data centers to the light industrial district only as a special land use. Also, construction phasing requirements added, noise regulation changes, decommissioning requirements that data center must be removed, added greenbelt requirements for buffers and plantings.

**Sevey**: Bringing this up to keep everyone updated, subcommittee will meet again with input from other PC members and community members. **Hoskins**: Exercising caution, want to make sure ordinance amendment is fair and attorney can defend it that way also. Please get everything to us, the subcommittee, so we can review it.

**Unfinished Business:**

1. DRAFT 2 – Ordinance Amendment – REZONING 17 Mile Road, Algoma Ave to Division Ave (tabled)

**Sevey:** Will vote on both rezoning ordinances at the same time, look at them both next month.

**Hoskins:** Motion to table both rezoning ordinances, second – *VandenBerg*, all Ayes, carried.

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

1. Planning Commission Members: N/A
2. Correspondence Received: N/A

**Report of Township Board Representative - Hoskins:** Several different things; apologies to Frost Creek Church on behalf of the Township Board for last month's meeting and thank you for allowing us to meet here again. To Planning Commission members, as of April 1<sup>st</sup> and our new budget, pay increased from \$100.00 to \$125.00 per meeting, we thank you for doing a great job as it has become a thankless job, the Board appreciates it and I appreciate it. Also, please take time to read articles in the Township Focus regarding state legislation and taking away control from townships. Encourage all of you to call legislature so meetings like this will not be state-run in the future.

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

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

**Additional Public Comment - Sevey:** Opened public comment only with explanation of procedures and courtesies. Comments received:

Several people spoke during public comments regarding data centers including members of the Stop Solon Township Data Center Volunteer Group. Many commented on the Ordinance Amendment Draft regarding Data Centers with recommendations. Summary points:

- Requested a working session meeting or public meeting to review data center ordinance
- Suggested a small community advisory group
- Exclusionary zoning not permissible in Michigan, other ways to deter data centers through zoning
- Business owners and their concerns with data center within close proximity
- City water and sewer an option?
- Construction noise
- How many times has subcommittee met and time spent?
- Cedarfield residents; noise and dust concerns
- Letter to owner of property that is being considered, more signatures collected
- Not just township issue, state and federal issue
- State-wide moratorium possibility
- Water usage of data centers

**Sevey:** Public Comment is closed. Thank you Frost Creek Church for allowing us to have our meetings here.

**Adjournment:**

**Sevey:** Motion to adjourn by Tilburt, Second – *Sawade*, all Ayes, Motion Carried. Meeting Adjourned: 8:58 pm.

**Next Scheduled Meeting:** Wednesday, May 27th, 7:00 pm, at Frost Creek Church, 15671 Algoma Ave NE, Cedar Springs

