



PARK TOWNSHIP PLANNING COMMISSION MEETING

Meeting Minutes - DRAFT

January 23, 2025

Item 1 CALL TO ORDER: 6:30 p.m.

Dennis Eade	Present	Member
Dave Kleinjans	Present	Chairperson
Dave Koppenaal	Present	Member
Tom Luiz	Present	Vice Chairperson
Len Pilon	Absent with Notice	Member
Stephanie Trela	Absent with Notice	Secretary
Shar Clark	Present	Board Representative
Meika Weiss	Present	Community Development Director

Item 2 APPROVAL OF AGENDA
Motion made by Koppenaal
Motion supported by Clark
Voice Vote: Ayes 5; Nays 0
Motion Carried.

Item 3 APPROVAL OF MINUTES –December 19, 2024
Motion made by Luiz
Motion supported by Clark
Voice Vote: Ayes 5; Nays 0
Motion Carried.
Approved as amended.

Item 4 PUBLIC COMMENT
Kleinjans opens and closes public comment at 6:32 p.m. with no comments.

Item 5 ODC REDLUM SITE PLAN REVIEW - CONTINUATION

A Special Use request per Sec. 38-36 and Sec. 38-504 of the Park Township Code of Ordinances, made by the ODC Network, to construct a pond on the northwest corner of Greenly St. and 152nd Ave. (no address assigned, parcel #70-15-11-200-010), and in the P Public Lands and Open Space District.

Nate Bosch, representative of the ODC Network, addresses a comment from a past meeting regarding the neighbor to the north regarding to the trail at the north side of the property. The trail was shifted south and ODC has continued discussions with that neighbor.

The applicant also has an EGLE permit for the small amount of wetland disturbance on the ditch line. There are no other changes from the last submission other than the provision of additional information from engineering and with regard to the pond.

Motion made by Clark to re-open the public hearing.

Motion supported by Luiz.

Voice Vote: Ayes 5; Nays 0

Motion carried.

No member of the public is present who wishes to speak regarding this matter.

Motion made by Koppenaal to close the public hearing.

Motion supported by Eade

Voice Vote: Ayes 5; Nays 0

Motion carried.

Kleinjans notes that there are two items on the staff report detailing site plan review standards with open questions. The first is whether the Planning Commission is comfortable with the applicant's plan for trash control to be carry-in/carry-out, and the second is that approvals from Ottawa County Water Resources Commission and Ottawa County Road Commission still need to be provided. This is typically done later, but should be part of the approval.

Kleinjans also brings up concern over the connecting bike path, which was removed from the plan as a result of interference with existing drainage ditches.

Weiss describes the conversations that have happened between staff and Planning Commission leadership, and that the Township will take responsibility for connecting the bike path to the park because of the nature of this use being a park that will benefit the general public and residents of Park Township.

Kleinjans would like that attached to the motion, that the Township will be responsible for connecting the bike path.

Following a review of the standards, Clark moves to approve this development as presented with the following condition: that the applicant will secure final approval from the Ottawa County Water Resources Commission and the Ottawa County Road Commission, and that the plan will return to the Planning Commission if there are changes; and also with the

understanding that Park Township will take responsibility for connecting the bike path to the park.

Motion supported by Eade

Voice Vote: Ayes 5; Nays 0

Motion carried.

ITEM 6 OTHER BUSINESS AND ANNOUNCEMENTS

Clark has no announcements from the Township Board.

Eade notes that the Zoning Board of Appeals made a recommendation on an application that was lengthy, to require an escrow of \$5,000.

Weiss updates the Planning Commission on the 600-page application that has been submitted to the ZBA regarding short-term rentals. Kleinjans mentions that this is why the Planning Commission agenda is so light. Weiss says that next month there is a rezoning application on the agenda. The Trail View application was also resubmitted and is under review to determine if it is complete. Depending on that finding, it will be on the agenda again either next month or the month following.

Item 9 ADJOURN

Motion made by Koppenaal to adjourn the meeting.

Motion supported by Eade

Voice Vote: Ayes 5; Nays 0

Motion carried. Meeting is adjourned.

Respectfully submitted by: Meika Weiss