

Planning Commission Meeting
Minutes
2 E. Maple St, Sand Lake, MI 49343
December 4, 2025 1:00 p.m.

The meeting was called to order at 1:00 p.m. by VanderMeulen, followed by the Pledge of Allegiance.

ATTENDANCE:

Members Present: VanderMeulen, Doerr, Wright, Knottnerus, Ballivian

Members Absent: None

Also in attendance: Zoning Administrator Derek Dickerson, Alyssa Wright, Brian DeSmit Sand Lake Commons, Scott Chandler Sand Lake Commons.

APPROVAL OF AGENDA:

A motion to approve the agenda as presented was made by Wright, supported by Doerr. Motion carries.

APPROVAL OF MINUTES:

A motion to approve the November 20, 2025, minutes was made by Ballivian, supported by Wright. Motion carries

PUBLIC HEARING TO REZONE 189 CHERRY ST FROM R2 TO MFR:

A motion to open the public hearing at 1:05 p.m. was made by Knottnerus, supported by Wright. Motion carries.

- Brian DeSmit discussed the sloping in the landscaping for the drainage. They also added more and rearranged the landscaping to add more trees. Lighting has been addressed as well.

- VanderMeulen asked about the construction schedule. There was some discussion about using the Brownfield project to finish the infrastructure.

- Ballivian asked about the road and who would be responsible for the repairs once the construction was done. That would be the Village as the road is already in disrepair. The plan is to keep the road a one-way road.

- Doerr would like to see landscaping intended for in front of the houses and what the houses might look like.

- There was no public comment.

A motion to close the public hearing at 1:20 p.m. was made by Knottnerus, supported by Doerr. Motion carries.

UNFINISHED BUSINESS:

a. REZONING PERMIT:

A motion to recommend the rezoning from R2 to MFR for parcels 41-03-05-210-010, 41-03-05-177-004, and parcel 41-03-05-131-009 to be known as Sand Lake Commons, was made by Knottnerus, supported by Doerr. Motion carries.

b. CONCEPTUAL SITE PLAN REVIEW:

A motion to approve the conceptual site plan revised 11-26-2025, was made by Knottnerus, supported by Wright. Motion carries.

c. SCHEDULE PUBLIC HEARING FOR ORDINANCE

Public hearing for Ordinance to delete section 3.27, to renumber sections 3.28 and 3.29, and to amend sections 5.05 and 6.05 of the Village of Sand Lake Zoning Ordinance has been scheduled for January 15th at 1:00 p.m.

NEW BUSINESS:

- Update from Zoning Administrator Derek Dickerson about the Ordinance to sell the property. That will go before the Village Council at the December meeting.
- Doerr asked about going back to quarterly meetings after the January meeting.
- Next meeting tentatively scheduled for May 21, 2026, at 1:00p.m.

PUBLIC COMMENT:

No public comment.

ADJOURNMENT:

A motion to adjourn the meeting at 1:40 p.m. was made by Wright, supported by Doerr. Motion carries.