

**Planning Commission Meeting**  
**Minutes**  
**2 E. Maple St, Sand Lake, MI 49343**  
**January 15, 2026 1:00 p.m.**

**UNAPPROVED**

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

**ATTENDANCE:**

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

Attorney Dave Eberle and several members of the public also in attendance.

**APPOINTMENT OF TEMPORARY CHAIR:**

A motion to appoint Doerr as temporary chair was made by Wright, supported by Ballivian. Motion carries.

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES:**

A motion to approve the December 4, 2025, minutes was made by Wright, supported by Ballivian. Motion carries.

A motion by Doerr to have the Public Comment be kept to 3 minutes, supported by Ballivian. Motion carries.

**PUBLIC HEARING TO AMEND THE ZONING MAP FOR THE VILLAGE OF SAND LAKE AS ADOPTED BY CHAPTER 4 SECTION 4.02 OF THE ZONING ORDINANCE FOR THE VILLAGE OF SAND LAKE BY REZONING THE PROPERTIES COMMONLY KNOWN AS 15 S. 7<sup>TH</sup> ST NE AND 218 OAK ST NE FROM R-2 TO MFR.**

A motion to open the Public Hearing to amend the zoning map for the Village of Sand Lake as adopted by Chapter 4 Section 4.02 of the Zoning Ordinance for the Village of Sand Lake by Rezoning the properties commonly known as 15 S. 7<sup>th</sup> ST NE and 218 Oak ST NE from R-2 to MFR at 1:05 p.m. was made by Wright, supported by Ballivian.

-Samantha Gore 210 Oak St. Packet to be submitted. Not okay with letters not being mailed before the first public hearing. Feels houses will be jam packed in there. There should be no access off Cherry St. Look at Section 7 of the zoning ordinance and take current housing stock.

-Bynn Michael request matter be tabled until full committee is present.

-Brenda, why would the village add houses and more cars when residents were told they have to have trash service because of traffic. There is no police department has any thought been put into bringing the police department back.

-Alex, Why is the hook up fee being waved?

-Resident, How do we appeal, and are any of the decisions appealable?

-Allen Hammer, 168 Oak ST, Has there been an environmental study of the sewer system and can it support the extra houses. What is the capacity of the sewer ponds. Has the sewer system ever been updated since it was put in.

-Piper, Oak St, typical person living in townhomes does not incentive families to invest in the community. If there were an HOA would they try to encroach on the existing residents. How long would construction interfere with them getting to their homes. Haven't seen any proposed mockup of these homes. Are you changing by laws.

- Tom Gore 210 W Oak St, not ok stacking 25 townhomes. Fine with single family homes because that fits with what is already there. Wants them comparable with existing homes. Not wanting 30 townhomes. Foliage to buffer. Make it a cul-de-sac so there is only one drive. No need for drama believes we can work together.

-Dave Eberle this is only about rezoning from R-2 to MFR the other things could be talked about during site plan review.

-Brenda if you don't rezone would that open it up to a data center.

-Dan Hula, Generally developer brings to planning commission. Cherry St is only an alley that is how it is plated. It's 10' wide. Out of order of professional sequence.

-Michelle Hardin, Why we didn't inform anyone. Lives on a one way street it is not going to be a two way street.

-Gary, lives on the corner of Oak doesn't want big houses and what is going to happen with traffic flow especially over 4<sup>th</sup> of July Festival. 3 accidents on his corner in the last 5 years. 7<sup>th</sup> and Oak should be a 4 way stop and speed bumps put in. People don't care about yards during 4<sup>th</sup> of July now what will it be like when you take their parking away. Need to correct the current infrastructure before we bring in more housing.

-Rachel Gokey, found out notice wasn't done right by talking to her neighbors. Isn't just being vengeful or she wouldn't be trying to communicate with the Planning Commission. Noticed in the master plan water and sewer doesn't go all the way, master plan talks about the specific way to re-zone this. The master plan also talks about the sewer system needing to be checked. Will the questions submitted by her be answered at any time.

A motion to close the public hearing was made by Wright, supported by Ballivian. Motion carries.

**PUBLIC HEARING 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**

A motion to open the public hearing to delete section 3.27, to renumber sections 3.28 and 3.29, and to amend section 5.05 and 6.05 of the Village of Sand Lake Zoning Ordinance at 1:35 p.m. was made by Wright, supported by Ballivian. Motion carries.

-Resident, What does it give you permission to do?

Dave Eberle changes are from the Master Plan are to make it easier and better. Reducing the distance from the lot lines meaning you can build closer to the edge of your property

-Tom, how is changing the amendment here going to benefit the people here or how will it benefit the developer. Amend the roads it is still and alley. We were never compensated for our property. Townhouses will probably become rentals and people who rent are less invested in the Village.

-Brynn Michaels, Request to table this as well until there are more meetings held and there is more information given.

-Samantha like to see how changes affect both current residents and the developer. Statements are in the letter she submitted. She read the Master Plan and people want the downtown fixed and developed. The Survey was done February 3<sup>rd</sup> and the meeting was held on February 8<sup>th</sup>. How does the Master Plan get changed.

-Dave Eberle the Village went through the proper process of adopting the Master Plan enough people can ask to have it amended.

-Samantha want to maintain the small town feel.

-Resident, would like to know the appeal process.

-Carlos, If it is going to happen the developer should be paying to fix the roads and the hook ups. Builder will let the Village pay if they can.

-Dan Hula, Master Plan can be found on the website under Forms and Applications.

-Rachel Gokey, she did read the Master Plan and it spells out the exact steps they are taking. Some people don't fit the lot lines. Minutes missing from the website. Developers have been in attendance of the meetings.

A motion to close the Public hearing at 2:00 pm was made by Wright, supported by Ballivian. Motion carries.

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

**a. DISCUSSION:**

A motion to retable the rezoning until the next public hearing was made by Wright, supported by Ballivian. Motion carries.

- a. That the Proposed Zoning Ordinance is consistent with the Village's adopted Master Plan. Wright, feels the rezoning is in line with the master plan.
- b. That the proposed Zoning does promote the health, safety, and welfare of the village. Wright feels it does. Ballivian feels there may be some issues and things that need to be looked into further based on what was said today.
- c. That the proposed Zoning does preserve and enhance the supply of affordable, decent, safe, and sanitary dwellings in the Village. Doerr feel they do.
- d. That the proposed Zoning does ensure that development will not adversely affect the natural environment. Planning Commission feels this is not relevant.
- e. That the proposed Zoning does promote the provision of a wide range of housing opportunities in the Village. Ballivian believes it does.
- f. That the proposed Zoning promote residential housing environment of the Village is safe, healthful, and free of blighted appearance. No matter what dimensions the property is blight could be an issue Planning Commission members feel it is not relevant.
- g. That the proposed Zoning does assist in meeting the needs of the Village's residents for food, fiber, energy, or other natural resources. No
- h. That the proposed Zoning aid in limiting the inappropriate overcrowding and congestion of land, population, transportation, and public facilities. Ballivian should consider closer what we are hearing. Wright Does not see it change. Doerr, allows people to build closer to the property line. Dave Eberle large lots could be split. Ballivian need for good housing.
- i. That the proposed Zoning promote the development of adequate and efficient transportation system, sewage disposal, water, energy, recreation, and other public services. Do feel this would be changed,
- j. That the proposed Zoning promote protection and preservation of the value of land and buildings throughout the Village. Doerr, thinks it protects and preserves.
- k. That the proposed Zoning does aid in the prevention of conflicts among the uses of land and buildings. Wright – yes, Ballivian- potentially understanding is critical to making a good decision.

Attorney Dave Eberle will revise the resolution and bring it back.

**PUBLIC COMMENT:**

Public Comment Opened: 2:19 p.m.

- Is there anyway to have the property owners of the empty businesses downtown make them look better. Fix them up.

- Allen Hammer, notifications are obsolete there aren't any papers in the town send letters instead of publishing in the paper. Everyone should be notified in the Village not just those directly affected. The Village should invest in a loud speaker so everyone can hear.
- Resident asked about 7<sup>th</sup> and Oak caving in. Wright informed them that DPW & Deans are working together to try to figure that out.

Public Comment Closed at 2:24 p.m.

**ADJOURNMENT:**

A motion to adjourn the meeting at 2:24 p.m. was made by Ballivian, supported by Wright. Motion carries.