

Planning Commission
Regular Meeting
July 20, 2026

REGULAR MEETING
July 20, 2026

ROLL CALL: Present: Chairman Tallman, Vice Chairman T. Friar, Member Girrbach, G. Masserant, and Z. Tallman.

EXCUSED: Secretary A. Nordyke

AYES: All **NAYS:** None **MOTION CARRIED**

APPROVAL OF MINUTES: Motion by M. Girrbach, supported by Z. Tallman to approve the minutes of the May 18, 2026, Planning Commission Meeting.

AYES: All **NAYS:** None **MOTION CARRIED**

AYES: All NAYS: None MOTION CARRIED

RECESS FOR PUBLIC HEARING:

OPEN PUBLIC HEARING:

Top Speed Performance- Special Land Use and Preliminary Site Plan Review- 14850 Telegraph.

Motion by T. Friar, supported by Z. Tallman to open the public discussion.

Chairman S. Tallman opened the public hearing at 6:34 PM.

One resident stated concern about the amount of vehicles at the location. Another resident made the same statement and would like to see fencing around the property.

CLOSE PUBLIC HEARING:

Motion by T. Friar, supported by G. Masserant to close the public discussion.

Chairman S. Tallman closed the public hearing at 6:49 PM.

1. NEW BUSINESS: Top Speed Performance- Special Land Use and Preliminary Site Plan Review- 14850 Telegraph.

Planner Laura Kreps stated the planning commission board should consider screening measures for the residential properties neighboring the location, and to consider having the applicant have an area for a dumpster enclosure. The applicant stated he has been making improvements to the location.

Board comments: S. Tallman would like to see a site plan that shows both handicap parking spots and non-handicap parking spots, where the dumpster enclosure will go, and where the fencing will be located. The rest of the board agreed with this comment.

Motion by S. Tallman, supported by T. Friar to table the application until an improved site plan is submitted.

AYES: All

NAYS: None

MOTION CARRIED

ROLL CALL: M. Girrbach, G. Masserant, Chairman S. Tallman, Vice Chairman T. Friar, and Z. Tallman

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UNFINISHED BUSINESS: NONE

PRESENTATIONS: NONE

PLANNERS DISCUSSION: Planner Laura Kreps stated that the draft ordinance on data centers is still on hold.

COMMISSIONERS COMMENTS: NONE

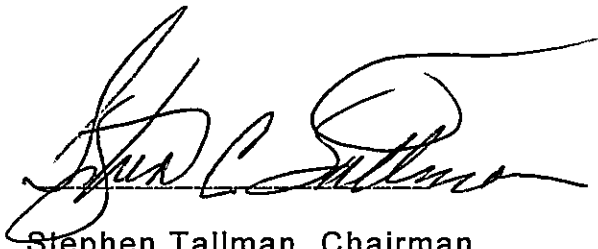
REQUEST TO SPEAK: One resident stated her concerns with the amount of gravel haulers that are driving on Swan Creek Rd., stated they are causing damage to the roads, concerned about public safety and dust control. One resident stated she would like the township to get an engineering study done for Swan Creek Rd because of the gravel hauler traffic. One resident spoke on his opposition of data centers.

ADJOURNMENT: Motion by T. Friar, supported by G. Masserant to adjourn the meeting at 7:04 PM.

AYES: All

NAYS: None

MOTION CARRIED



Stephen Tallman, Chairman



Hillary Haywood, Acting Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Chairman Tallman, Vice Chairman T. Friar, Members M. Girrbach,
Z. Tallman, and G. Masserant.

Excused: Secretary A. Nordyke

Stephen C. Tallman, Chairman
July 20, 2026