

1

Chairman S. Tallman opened the public discussion at 6:32 PM.

Planning Commission
Regular Meeting
August 17, 2026

1. Public hearing notice for Pro Truss & Panel- Special Land Use and Preliminary Site Plan Review- 14544 Telegraph Rd. (& Telegraph Rd.- Vacant Lot)

Planner Kreps discussed her review with the board. She stated there is four properties total involved with this application. They are zoned industrial, commercial and agricultural. She stated the master plan shows this area as commercial. She did however state this will be similar to the other uses that are along Telegraph across the street in this area. She mentioned the use of the gravel area to the south that the applicant will be using for storage purposes. She stated he will be utilizing the existing facility, and will be adding additional parking, storage and building space in future phases. The planner recommended that the board approves the conditional use contingent upon the applicant supplying a phasing site plan showing what initial improvements they would like to make. She would like them to provide that as part of the contingent preliminary plan review.

The applicant is currently not the owner of the location; he would like to purchase the property contingent on receiving conditional approval from the Planning Commission Board.

The applicant's representative explained the first part of the phase is going to be the applicant using the existing main building and parking area. He showed on his plans where the trucks will be coming in, unloading and loading, and exiting the property. He then stated later on in future phasing that other existing buildings will be used, and then proposed future buildings and additions will be added on.

The applicant plans on adding landscaping berms to the front of the property for screening purposes. They would like to add fencing to the southern side of the property to screen from the residential properties.

Resident Bill Vack stated he owned property to the east of this location. He explained that the current owners of the location cleared out the trees at the property, destroying his fence that abuts the property. He also stated the current owner graded and filled the property without proper permits. He explained that there is a ditch and drain that is on their private property that the current owners are currently draining into. Mr. Vack is requesting that if the applicant is approved, that they restore the fencing that was there prior and to not drain into that private drain.

The applicant stated he is not opposed to restoring fencing along that property line, and would like to be good neighbor to the surrounding properties.

CLOSE PUBLIC HEARING:

Motion by G. Masserant, supported by M. Girrback to close the public discussion.

3
Planning Commission
Regular Meeting
August 17, 2026

Chairman S. Tallman closed the public discussion at 6:50 PM.

OPEN PUBLIC HEARING:

Motion by T. Friar, supported by A. Nordyke to open the public discussion.

Chairman S. Tallman opened the public discussion at 6:52 PM.

1. Public hearing notice for Saint Charles Catholic Church- Special Land Use and Preliminary Site Plan Review- 8175 Swan Creek Rd.

Planner Kreps discussed her review with the board. She stated the applicant went to the zoning board of appeals for a front yard setback. She expressed there are a few minor preliminary and final site plan items that can be corrected during the final site plan review of this project. Planner Kreps recommends approval of the special land use and the preliminary site plan review contingent on meeting the conditions.

There was no public comment on this application.

CLOSE PUBLIC HEARING:

Motion by G. Masserant, supported by M. Girrback to close the public discussion.

Chairman S. Tallman closed the public discussion at 6:54 PM.

Member M. Girrback stated he would like to see someone from the church's building committee to be present for the Planning Commission meeting before discussing approval. The representative of the applicant stated he would take Member M. Girrback's comment back to the applicant.

NEW BUSINESS:

- 1) Public hearing notice for Pro Truss & Panel- Special Land Use and Preliminary Site Plan Review- 14544 Telegraph Rd. (& Telegraph Rd.- Vacant Lot)

AYES: All

NAYS: None

MOTION CARRIED

Motion by G. Masserant, supported by Z. Tallman to approve the special land use for manufacturing and assembly for Pro Truss and Panel, with the contingency that a preliminary site plan will be submitted demonstrating the phasing of the site improvements, the restoration of the fence or screening

4
Planning Commission
Regular Meeting
August 17, 2026

at the rear property line, and that they will not outlet into the private drain on the neighboring property.

AYES: All

NAYS: None

MOTION CARRIED

2) Public hearing notice for Saint Charles Catholic Church- Special Land Use and Preliminary Site Plan Review- 8175 Swan Creek Rd.

Motion by Z. Tallman supported by T. Friar to approve the special land use and approval of the preliminary site plan review contingent on the items that are listed in both the Planner's and Engineer's reviews.

AYES: All

NAYS: None

MOTION CARRIED

PRESENTATIONS: NONE

PLANNERS DISCUSSION: Planner Kreps stated she is still working on the draft data center ordinance, and that MTA (Michigan Township Association) will be releasing a copy of a data center ordinance template.

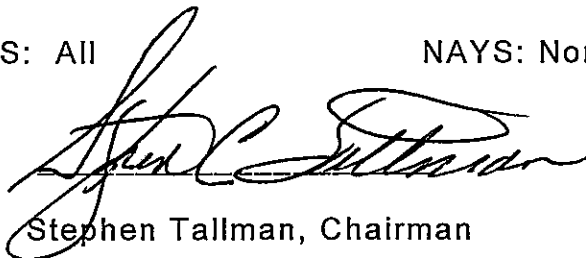
COMMISSIONERS COMMENTS: NONE
REQUEST TO SPEAK: NONE

ADJOURNMENT: Motion by T. Friar, supported by M. Girrbach to adjourn the meeting at 7:13 PM.

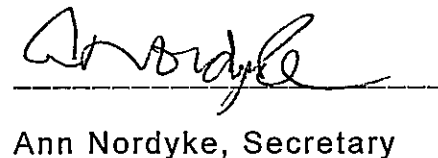
AYES: All

NAYS: None

MOTION CARRIED



Stephen Tallman, Chairman



Ann Nordyke, Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Present: Chairman Tallman, Vice Chairman T. Friar, Secretary A. Nordyke, Member M. Girrbach, G. Masserant, and Z. Tallman

Excused: Member H. Hill-Kvicala

Stephen C. Tallman, Chairman
August 17, 2026