



Charter Township of Plainfield
6161 Belmont Avenue NE, Belmont, Mi 49306

Regular Meeting Minutes

January 27, 2026

1. Call to Order

Chair Justema called the meeting to order at 6:30 P.M.

Present: Chair Brian Justema, Vice Chair Jim Koslosky, Secretary Dennis Cardosa, Planning Commissioners Janel Curry, Jack Hagedorn, and Robin Ellerthorpe

Absent: Planning Commissioner Marie Kessler

Staff: Peter Elam, Senior Planner; Elizabeth Curcio, Planner

Also Present: Kevin Gritters, Prein&Newhof; Cliff Bloom, Bloom Sluggett

2. Approve Agenda

Commissioner Ellerthorpe moved, with support from Vice Chair Koslosky, to approve the meeting agenda.

The motion carried unanimously.

a. Staff Memo

3. Approve Consent Agenda

a. Approve the September 23, 2025 Planning Commission Meeting Minutes

b. Approve the 2026 Planning Commission Meeting Dates

c. Accept and Forward the 2025 Planning Commission Annual Report to the Township Board
Commissioner Curry moved, with support from Secretary Cardosa, to approve the consent agenda.

The motion carried unanimously.

4. Public Comments

Chair Justema opened the Public Comments portion of the agenda, and upon seeing no one who wished to speak, closed the Public Comments portion of the agenda.

5. Agenda Items

a. Site Plan Review

Phoenix Training Facility

3963 & 3973 Butternut Drive

Ms. Sarah Scott, Phoenix Training Facility

Secretary Cardosa read the applicant information.

The Planning Commissioners discussed the project, and had questions regarding parking calculations for the proposed building and future addition, as well as sidewalk placement.

Commissioner Curry moved, with support from Secretary Cardoso, that the Planning Commission grant site plan approval for a 5,000 square foot office building and future 3,600 square foot addition at 3963 & 3973 Butternut Drive NE, subject to the following conditions of approval:

1. The lots must be combined prior to issuance of a building permit.
2. The applicant shall provide an agreement to create cross access with the neighboring lot to the northeast.
3. The applicant shall provide a photometric plan prior to the issuance of a building permit.
4. The applicant shall provide building elevations more comparable to the surrounding construction, to be approved by the Community Development Department, prior to building permit issuance.
5. A Stormwater Permit, including an Operation and Maintenance Agreement, will be required.

The motion carried unanimously.

b. **PUD Amendment / Soil Removal Permit - Public Hearing**

Coit Investors PUD

4640 & 4672 Coit Avenue

Mr. Matt Cole and Mr. Mike Rusche on behalf of J.M. Development LLC

Secretary Cardoso read the applicant information.

Chair Justema opened the public hearing.

One member of the public spoke about the application, and asked the Planning Commission to add a recommendation to the Township Board to allow Boulder Creek pit to remove material. He referenced a letter sent to the Township Board, and outlined his evaluation of staff errors and the applicant's violations.

Upon seeing no one else who wished to comment, Chair Justema closed the public hearing.

Mr. Elam gave an overview of the application. He noted the difference between major and minor violations. He explained the deadlines for removing existing stockpiles and the excavated materials. He also went over the options for the Planning Commission to take action. He noted the suggested motions to tentatively recommend approval or denial, and went over the process moving forward.

Mr. Bloom gave further direction on the drafted suggested motions.

Mr. Cole gave an overview of operations and removal estimates. He noted that they are asking to haul out less material than what was approved.

The Planning Commission reviewed the application and raised concerns about inaccurate benchmarks and the applicant's history of not meeting requirements, warning this could lead

to additional violations. Mr. Elam stated that without adjusted benchmarks, a major violation was likely and the performance bond might need to be called in. Commissioners questioned what would happen if resources remained in the ground for future requests. Mr. Bloom noted that applicants can always ask, but the Restrictive Covenant governs the site, and there is no legal obligation to approve this request. The Commission acknowledged the Township is in a difficult position due to state law and nuisance issues and emphasized holding the applicant accountable. They discussed increasing the performance bond and asked how the higher elevations would affect future development. Mr. Gritters explained that the higher elevations would raise sewer main construction costs, though connection costs would not increase. Mr. Elam noted that staff is proposing yearly benchmarks and a midway check for grades. They asked about calling in the performance bond and finding an excavation or mining company to finish the grades.

Commissioner Hagedorn moved to postpone the application to the next meeting. The Commissioners discussed if they would be comfortable making a tentative decision. Commissioner Hagedorn withdrew his motion.

Secretary Cardosa moved, with support from Commissioner Ellerthorpe, to tentatively recommend denial to the Township Board for the request by Rusche/J.M. Development for the property located at 4640 and 4672 Coit Avenue NE and with Permanent Parcel Nos. of 41-10-29-400-005 and 019 to modify the 2023 Plainfield Gravel and Sand Pit Soil Removal Permit Conditions and PUD amendment to allow a reduction of the required aggregate materials that must be mined and removed from the property on or before December 31, 2030 from 2,180,000 total cubic yards contingent upon the Township's staff and the Township's attorneys drafting the appropriate final findings of fact for final action by the Planning Commission at a subsequent meeting.

The motion carried via roll call vote: 5 ayes: Curry, Koslosky, Cardosa, Hagedorn, Ellerthorpe to 1 nay: Justema

c. **2026 Elections**

Chair

Vice Chair

Secretary

Parks & Recreation Advisory Committee Representative

Zoning Board of Appeals Representative

Commissioner Hagedorn moved, with support from Commissioner Curry, to approve Mr. Justema as Chair, Mr. Koslosky as Vice Chair, Mr. Cardosa as Secretary, Mr. Ellerthorpe as ZBA Representative, and Mr. Cardosa as Parks and Recreation Representative.

The motion carried unanimously.

6. Staff Comments

No Comments.

7. Planning Commission Comments

There was one comment on the timing for calling in the performance bond for Plainfield Gravel Pit. There was one complaint about an inoperable vehicle at the Post Drive Park and Ride.

8. Adjournment

Chair Justema adjourned the meeting at 7:35 P.M.