



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

Regular Meeting Minutes

February 24, 2026

1. Call to Order

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

Present: Chair Brian Justema, Secretary Dennis Cardosa, Planning Commissioners Jack Hagedorn and Robin Ellerthorpe

Absent: Vice Chair Jim Koslosky, Commissioner Janel Curry

Staff: Peter Elam, Senior Planner

2. Approve Agenda

a. Staff Memo

Commissioner Kessler moved, with support from Secretary Cardosa, to approve the agenda.

The motion carried unanimously.

3. Approve Meeting Minutes

a. Approve the January 27, 2026 Meeting Minutes

Commissioner Ellerthorpe moved, with support from Commissioner Kessler, to approve the January 27, 2026 meeting minutes.

The motion carried unanimously.

4. Public Comments

5. Agenda Items

a. Private Road Extension Approval

Winding Trail

4400 Winding Trail NE

Mr. Daniel Dick, Highline Homes

Secretary Cardosa read the applicant information.

Mr. Elam gave a project overview, noting a correction in the applicant's narrative concerning area PFAS contamination.

Applicant Mr. Dan Dick introduced the project request.

The Commissioners had questions regarding the PFAS issue and public water availability. The

applicant represented that the well on the property was tested and determined to be non-detect, and that the PFAS plume did not generally flow toward the property.

Commissioner Kessler moved, with support from Secretary Cardoso, that the Planning Commission grant preliminary private road approval for the extension of Winding Trail, subject to the following conditions of approval:

1. The applicant shall provide sanitary sewer and public water easements, a private road maintenance agreement, and a 10-foot sidewalk easement along the Northland Drive frontage, in recording format, subject to approval by the Community Development Department.
2. The applicant shall obtain a driveway permit, signage and addressing approval from the Kent County Road Commission.

The motion carried unanimously.

6. Staff Comments

a. Discussion: Zoning Ordinance Update

Mr. Elam gave the Planning Commissioners a summary of changes being worked on for the Zoning Ordinance update project. He also noted that the applicant for the Coit Investors PUD Amendment withdrew their request.

7. Planning Commission Comments

The Planning Commissioners gave their input on recreational vehicle storage and signage.

8. Adjournment

Chair Justema adjourned the meeting at 6:47 P.M.