



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

Regular Meeting Minutes

May 26, 2026

1. Call to Order

Planning Commissioners Present	Chair Brian Justema, Vice Chair Jim Koslosky, Secretary Dennis Cardosa, Commissioners Marie Kessler, Jack Hagedorn, Robin Ellerthorpe
Planning Commissioners Absent	Commissioner Janel Curry
Staff Present:	Senior Planner Peter Elam; Planner Elizabeth Curcio

2. Approve Agenda

a. Staff Memo

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

The motion carried unanimously.

3. Approve Consent Agenda

a. Approve the May 19, 2026 Planning Commission Workshop Meeting Minutes

b. Forward a Favorable Recommendation to the Township Board for Final Preliminary Plat Approval of Boulder View West Phase 2

Commissioner Hagedorn moved, with support from Commissioner Kessler, to approve the consent agenda.

The motion carried unanimously.

4. Public Comments

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

5. Agenda Items

a. PUD Rezone - Public Hearing

Banks of Belmont

5670 Jupiter Avenue, 6107 West River Drive, and 6117 West River Drive

Mr. Brad Visser, Visser Homes, and Mr. Paul Granzotto

Secretary Cardoso read the applicant information. Applicant representative Paul Granzotto described the project request. Ms. Curcio went over additional zoning and Master Plan details.

Chair Justema opened the public hearing. 18 members of the public spoke against the project, citing concerns with cut-through traffic, intersection safety, Master Plan discrepancy, density, product type, municipal water supply, stormwater management, and environmental conservation issues.

The Commissioners provided feedback on the project, with concerns on site appropriateness and development intensity, alongside recognition of the need to address future housing demand.

Vice Chair Koslosky moved, with support from Commissioner Kessler that the Planning Commission postpone the PUD rezone for 5670 Jupiter Avenue, 6107 West River Drive, and 6117 West River Drive to the June 23, 2026 meeting date in order to allow staff time to prepare a response to any public hearing comments, questions or concerns raised by the Planning Commission and for the applicant to expand the traffic study.

The motion carried 5 ayes (Koslosky, Kessler, Hagedorn, Cardoso, Ellerthorpe) to 1 nay (Justema).

b. Zoning Ordinance Text Amendment - Public Hearing
Section 3.19 Recreational Vehicle and Trailer Storage

Staff detailed the proposed ordinance amendments and enforcement issues.

Chair Justema opened the public hearing. Four members of the public offered differing viewpoints, including support for reduced restrictions and calls for stricter regulations on recreational vehicle storage. The Planning Commissioners discussed the amendments and agreed that revisions and compromise were needed.

Commissioner Hagedorn moved, with support from Commissioner Kessler, to postpone the agenda item to the next available meeting.

The motion carried unanimously.

c. Preliminary PUD Amendment Discussion
Belmont Square Townhomes
2375 Belmont Center Drive
Mr. Jeff Hill

Applicant Jeff Hill was present and gave an overview of the project. The Planning Commissioners all expressed positive thoughts about the concept plan.

d. Preliminary PUD Amendment Discussion
The Park Collective
247 Morrissey Drive

Mr. Phillip Johnson, Ibex Development Group

Applicant Philip Johnson was present and gave an overview of the project. The Planning Commissioners all expressed positive thoughts about the concept plan.

6. Staff Comments

Staff gave an update on zoning ordinance workshops and scheduling.

7. Planning Commission Comments

Planning Commissioners noted that it was good to be busy, and appreciated the public input.

8. Adjournment

Chair Justema adjourned the meeting at 8:25p.m.