



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

Regular Meeting Minutes

July 28, 2026

1. Call to Order

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

Chair Justema called the meeting to order at 6:30pm

2. Approve Agenda

a. Staff Memo

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

The motion carried unanimously.

3. Approve Meeting Minutes

a. Approve the July 21, 2026 Planning Commission Workshop Meeting Minutes

Secretary Cardosa moved, with support from Commissioner Ellerthorpe, to approve the July 21, 2026 Planning Commission meeting minutes.

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 public comments.

5. Agenda Items

- #### a. PUD Amendment - Public Hearing Belmont Farms PUD Amendment 2375 Belmont Center Drive & 6355 Belmont Avenue

Mr. Jeff Hill, JH Realty Partners

Secretary Cardoso read the applicant information. Chair Justema opened the public hearing. One member of the public spoke and wanted to see better visuals at the meeting. Ms. Curcio went over project and process details. The developer noted that the product would be an attractive product and wanted to be permitted a 50/50 split of vinyl and natural materials. The Commissioners spoke favorably about the project, and had questions regarding the garages, price point, and Master Deed.

Vice Chair Koslosky moved, with support from Commissioner Curry, that the Planning Commission recommend the Township Board approve the Belmont Farms PUD Ordinance to Amend for 2375 Belmont Center Drive & 6355 Belmont Avenue based on the following findings:

1. The proposed PUD amendment, including the change in use and site plan modifications, is consistent with the intent and requirements of the PUD chapter.
 2. The proposed amendment is consistent with the Plainfield Charter Township Master Plan.
 3. The proposed amendment is compatible with adjacent properties, surrounding land uses, and the natural environment, and will not create hazards for the surrounding community.
 4. The proposed amendment meets the intent and purpose of the Township Zoning Ordinance.
 5. The proposed project can be served by public utilities and other public services.
 6. To the best of the Township's knowledge, the amendment complies with all applicable local, state, and federal laws and regulations.
 7. The amendment is also supported by the reasons stated by the Planning Commission, staff, and applicant, as reflected in the full meeting record.
- Subject to the units being constructed with a 50/50 split of vinyl and natural building materials on the facades.

The motion carried unanimously.

b. Site Plan Review and Amendment

Belmont Square Townhomes

2375 Belmont Center Drive & 6355 Belmont Avenue

Mr. Jeff Hill, JH Realty Partners

(Please refer to attachments for previous PUD Amendment)

Secretary Cardoso read the applicant information. Ms. Curcio went over the site plan details. The Commissioners spoke favorably about the project, and had questions regarding the development's trash collection, property line adjustment and potential start date.

Commissioner Curry moved, with support from Secretary Cardoso, that the Planning Commission grant site plan approval for Belmont Square Townhomes, a 12- unit townhome project with related infrastructure at 2375 Belmont Center, as provided on the site plan dated July 13, 2026, and the proposed site plan amendment for 6355 Belmont Avenue, subject to the following conditions of approval:

1. The site plan approval is contingent upon the applicant receiving Township Board approval of the PUD amendment request.
2. Prior to the issuance of a building permit, the applicant shall complete the necessary Master Deed amendments and condominium creation for the townhome project, submit an

updated landscaping plan for approval, and record an access easement serving 6355 Belmont Avenue.

The motion carried unanimously.

c. PUD Amendment - Public Hearing

The Park Collective

247 Morrissey Drive

Mr. Philip Johnson, Ibex Development Group

Secretary Cardosa read the applicant information. Chair Justema opened the public hearing. One member of the public spoke in favor of providing play areas in new developments for children. Mr. Elam went over project and process details. The developer went over site details and business operations. The Commissioners spoke favorably about the project, and had questions regarding the signage, area traffic, and use of the tower.

Commissioner Ellerthorpe moved, with support from Commissioner Curry, that the Planning Commission recommend the Township Board approve the Ordinance to Amend to amend the PUD at 247 Morrissey Drive (formerly Tommy's Boats) as described in the Application and Concept Plan to allow for a community-oriented venue for food, beverages, and gatherings and other compatible uses based on the following findings of fact.

1. The proposed PUD amendment, including the change in use and site plan modifications, is consistent with the intent and requirements of the PUD chapter.
2. The proposed amendment is consistent with the Plainfield Charter Township Comprehensive Plan.
3. The proposed amendment is compatible with adjacent properties, surrounding land uses, and the natural environment, and will not create hazards for the surrounding community.
4. The proposed amendment meets the intent and purpose of the Township Zoning Ordinance.
5. The proposed project can be served by public utilities and other public services.
6. To the best of the Township's knowledge, the amendment complies with all applicable local, state, and federal laws and regulations.
7. The amendment is also supported by the reasons stated by the Planning Commission, staff, and applicant, as reflected in the full meeting record.

The motion carried unanimously.

d. Zoning Ordinance Text Amendment - Public Hearing Previously Held

Recreational Vehicle and Trailer Storage

Staff and the Commissioners discussed the amendments to the Recreational Vehicle ordinance.

Commissioner Curry moved, with support from Commissioner Justema, that the Planning Commission recommend that the Township Board approve the Ordinance to Amend for the proposed changes to Section 3.19 of the zoning ordinance as presented, based on the following findings:

1. The proposed amendments address a practical and seasonal need for residents who use recreational vehicles and trailers;

2. The amendments reflect existing conditions in the community and align the ordinance more closely with actual residential practices;
3. The amendments will improve the Township's ability to administer and enforce the regulations in a fair and workable manner; and
4. The seasonal allowance, together with defined standards and time limits, appropriately balances resident convenience with the protection of neighborhood character.

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

e. Preliminary PUD Discussion

Redwater Pool Complex

6573 and 6579 West River Drive

Mr. Jeremy Edwards, Redwater Real Estate

Secretary Cardosa read the applicant information. Mr. Elam gave a project introduction, including the site history. The Commissioner discussed the project with the applicant, and had questions regarding the floodplain, membership type, and traffic. The Commissioners were generally favorable to the concept plan.

6. Staff Comments

Planning staff gave comments with updates on projects and workshop scheduling.

7. Planning Commission Comments

The Commissioners gave comments.

8. Adjournment

Chair Justema adjourned the meeting at 7:44p.m.