



7227 West Q Avenue
Kalamazoo, MI 49009
269.375.1591
www.texastownship.org

PLANNING COMMISSION WORKSHOP

January 13, 2026 | 5:00 PM | Texas Township Offices

Meeting will be held in person and available via Zoom at:

<https://us02web.zoom.us/j/89268872119>

ITEM 1. CALL TO ORDER

ITEM 2. ROLL CALL

ITEM 3. PUBLIC COMMENTS (agenda and non-agenda items)

ITEM 4. ADOPTION OF MEETING AGENDA

ITEM 5. ELECTION OF OFFICERS

ITEM 6: APPROVAL OF MEETING MINUTES

A. December 9, 2025, Meeting Minutes

ITEM 7: NEW BUSINESS

A. 2025 Planning Commission Annual Report

B. Follow-Up Discussion on Road Commission and Drain Commissioner appearance at December 2025 meeting

C. Priority Items for 2026

ITEM 8: OLD BUSINESS

ITEM 9: STAFF COMMENTS/UPDATES

ITEM 10: COMMISSIONER COMMENTS

ITEM 11: PUBLIC COMMENTS (non-agenda items)

ITEM 12: ADJOURNMENT

The Board Room is barrier free, and Texas Township will provide the necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon seven (7) days' notice to the Township Office. Individuals with disabilities requiring auxiliary aids or services should contact the Township by writing or calling the Township Office.



Election of Officers

Each January the Planning Commission elects officers for the upcoming calendar year. In 2025 the officers were:

Chair: Mike Corfman
Vice Chair: Ryan Eavey
Secretary: Larry Loeks

POSSIBLE MOTIONS:

Motion to nominate _____ as the 2026 Planning Commission Chair.

Motion by _____ and supported by _____.

(Voice Vote)

Motion to nominate _____ as the 2026 Planning Commission Vice Chair.

Motion by _____ and supported by _____.

(Voice Vote)

Motion to nominate _____ as the 2026 Planning Commission Secretary.

Motion by _____ and supported by _____.

(Voice Vote)

Texas Township

Planning Commission

Minutes of Regular Meeting

December 9, 2025 – 6:00 PM

5

6 **Present:** Mike Corfman (Chair), Ryan Eavey (Vice Chair), Larry Loeks (Secretary), Michelle
7 O'Neill, Ken Toy, Jeff Matson, Kelly McIntyre (Planning Director), Bret Willis (Zoning
8 Specialist), 13 audience members

9 **Absent:** Kathy Buckham

10 Item 1. Call to Order

11 The meeting was called to order by Commissioner Corfman at 6:00 PM.

12 Item 2. Roll Call

13 Roll call was taken by Commissioner Loeks with Commissioner Buckingham absent

14 Item 3. Public Comments

15 Chris Dipiero (10571 Stadium Dr.) commented on the first reading of Ordinance
16 #381 and the proposed noise standards.

17 Neil McCormack (8148 West Q Ave) commented on the new Riparian Ordinance and
18 the prohibition of structures in the rear (lakeside) yard.

19 Brent Basset (8146 West Q Ave) commented on the prohibition of structures in rear
20 (lakeside) yards.

21 Sandra Metzler (6934 Annandale Dr.) commented on the quality of private roads and
22 the Road Commission's unwillingness to adopt them as public.

23 Marcia Smell (5906 West Q Ave) discussed her opposition to the Bradford Oaks
24 development.

25 Item 4. Adoption of Meeting Agenda

26 Motion by Commissioner Eavey to adopt the agenda as presented.

27 Motion supported by Commissioner Matson.

28 The motion passed unanimously, 6-0.

1 **Item 5. Approval of Minutes**

2 Motion by Commissioner Loeks to approve the minutes from the November 11th
3 Planning Commission meeting.

4 The motion was supported by Commissioner Eavey.

5 The motion passed unanimously, 6-0.

6 **Item 6. New Business**

7 **6A. Presentation by the Drain Commissioner of Kalamazoo County**

8 The Kalamazoo County Drain Commissioner's office provided a brief presentation
9 discussing stormwater management, the effects of extreme weather patterns and
10 how the Drain Commissioner could be utilized by the Township.

11 The presentation suggested having the Township's ordinance involve the Drain
12 Commissioner more than it currently does, adopting the County Drain
13 Commissioner's standards, and having the County Drain Commissioner's office
14 conduct inspections and maintenance.

15 Commissioner Toy discussed that several meetings have taken place between the
16 Township engineers and the Drain Commissioner and suggested that if they see
17 something that may need to be changed, then they should say something.

18 Commissioner Corfman discussed the problem that silt runoff during the
19 construction process creates.

20 The Drain Commissioner's representative discussed having 433 agreements in
21 place and having the Drain Commissioner's office conduct inspection and look at
22 the basins once all construction is completed.

23 Commissioner Corfman explained that if the Drain Commissioner's inspections
24 require all construction to be completed, that does not address problems during
25 construction.

26 Planning Director, Kelly McIntyre, discussed that she had spoken with the
27 Township's engineer and was told that the Township's current standards for
28 stormwater management were more stringent than the Drain Commissioner's
29 standards.

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1 **6B. Discussion with the Road Commission of Kalamazoo County**

2 Ryan Minkus of the Road Commission of Kalamazoo County provided a brief
3 presentation the RCKC's view of private roads.

4 Mr. Minkus explained that they receive a large amount of feedback regarding private
5 roads.

6 He discussed several things that stand out to the RCKC during the design review of
7 developments with private roads.

8 Mr. Minkus discussed that revisions were usually required for initial plans.

9 He discussed developments with private roads generally do not consider
10 connection to other developments with public roads.

11 He emphasized the Road Commission's desire to have cohesion throughout the
12 entire County, not individual municipalities.

13 Mr. Minkus discussed concerns of the RCKC that stood out during construction of
14 private roads.

15 He mentioned the need for soil inspections to be done prior to construction starting.

16 He discussed the fact that he has yet to receive documentation concerning the
17 construction of private roads.

18 He discussed that the County Road Commission's greatest concern is what is
19 underneath the road, like soil type and adequate base.

20 Mr. Minkus discussed that the trend has been a large increase in private roads.

21 Commissioner O'Neill commented that the Township has learned lessons over the
22 last several years and credited Planning Director McIntyre with getting the Township
23 back on track regarding road standards.

24 She also discussed that the cost of public road construction is one aspect that can
25 make affordable housing difficult to create.

26 Discussion took place regarding the costs for HOAs to support private roads, and
27 the lifespans of the roads with different investments.

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1 **6C. Discussion with the Downtown Development Authority – Signage in the DDA**

2 Kelly McIntyre (Planning Director) discussed the meeting as an opportunity for the
3 DDA to expound on their previous letter to the Planning Commission regarding
4 signage needs in the DDA.

5 Discussion took place regarding proposed ordinance revisions that were discussed
6 by the Planning Commission at their October 14th meeting, including permitting
7 directional signage, and requiring a ‘sign package’ as part of site plan approval.

8 Discussion took place regarding the Road Commission’s limitations for what
9 signage is allowed in the Right-of-Way.

10 Discussion took place regarding how to let the public know where the businesses
11 are located.

12 Commissioner Loeks discussed the Township’s requirements for addressing as
13 problematic at times.

14 Directional Monument Signs at the DDA boundaries were discussed, along with
15 examples which were presented at the October 14th Planning Commission meeting.

16 Ms. McIntyre discussed that the Township cannot force a business to place a
17 monument sign on their property, but an ordinance permitting directional signage
18 would allow the signage from the examples the DDA favored.

19 Discussion took place regarding the importance of the style and cohesiveness of
20 the signage in the CBD.

21 Andrew Schulz (DDA Chair) asked about multi-tenant signs and how to show that
22 there are multiple tenants in a building.

23 Discussion took place regarding multi-tenant signage.

24 The Road Commission’s policy for directional signage was discussed.

25 Discussion took place regarding the next steps to take.

26 The DDA will draft information on proposed location and format of signage at their
27 next meeting to send to the Planning Commission to review.

28 Commissioner Loeks discussed the use of banner signage on light poles for
29 directional or informational use.

30 Discussion took place regarding these types of signs.

1 Planning Director McIntyre discussed that the Planning Commission would need
2 specifics on where the DDA would like to see the directional signs.

3 Discussion took place regarding the DDA hiring a design consultant to provide
4 design strategies for signage layouts and color palettes.

5 **Item 7. Old Business**

6 None

7 **Item 8. Commissioner Comments**

8 Commissioner Toy commented on his support for discussing the rear yard structure
9 prohibition on riparian parcels, and the definition of “structure.”

10 He also discussed that he would like to see road standards being honored.

11 Discussion took place regarding costs for small HOAs and their sustainability.

12 Commissioner Loeks discussed potential legislation from the State of Michigan
13 regarding long-term cost evaluations for HOAs.

14 Ms. McIntyre discussed the importance of buyers reading a Master Deed when
15 buying a home that is part of an HOA.

16 Commissioner O’Neill discussed the Drain Commissioner’s ability to levy and
17 assess costs to homeowners at any time.

18 Planning Director McIntyre discussed that the Township is now requiring that all
19 stormwater management systems are inspected after they have been constructed.
20 She explained that this was to make sure what was being laid out on paper is what
21 matched the actual construction.

22 Commissioner O’Neill updated the Planning Commission on the Board’s first
23 reading of Ordinance #381 and the proposed noise standards.

24 Ms. McIntyre discussed that the Township’s noise standards were conflicting
25 between the General and Zoning Ordinances, and that Ordinance #381 brings them
26 both into alignment.

27 **Item 9. Staff Comments/Updates**

28 Ms. McIntyre provided a brief preview for the month of January regarding the
29 Planning Commission discussing possible ordinance amendments.

30 **Item 10. Public Comments**

1 Francis Bilancio (7416 S 4th St.) commented on roof peaks.

2 **Item 11. Adjournment**

3 Motion by Commissioner Matson to adjourn the meeting @8:14 PM

4 The motion was supported by Commissioner O'Neill.

5 The meeting was adjourned at 8:14 PM.

DRAFT



2025 Texas Township Planning and Zoning Annual Report

prepared January 7, 2026

1. Annual Report Required by State of Michigan Planning and Zoning Enabling Acts

The Charter Township of Texas Planning Commission functions under and has their powers and duties set forth by the [Michigan Planning Enabling Act \(PA 33 of 2008\)](#) and the [Michigan Zoning Enabling Act \(PA 110 of 2006\)](#). The Michigan Planning Enabling Act (MPEA) provides for the creation, organization, powers, and duties of Planning Commissions. The Michigan Zoning Enabling Act (MZEA) provides for the adoption of zoning ordinances and the establishment of zoning districts and prescribes powers and duties of certain officials including the Planning Commission.

Section 19 of the MPEA (MCL 125.3819) requires the Texas Township Planning Commission to make an annual written report to the Texas Township Board. This report is to provide the Township Board with a summary of the planning activities over the past year.

2. Texas Township Planning Commission Bylaws

Per the Planning Commission Bylaws, the Commission shall perform the following duties:

- A.** Take such action on petitions, staff proposals, and township board requests for amendments to the zoning ordinance as required.
- B.** Take such action on petitions, staff proposals, and township board requests for amendments to the master land use plan as required.
- C.** Prepare an annual report for the township board.
- D.** Prepare an annual work program and suggested budget, to be included in the annual report.
- E.** Take such actions as are required by the Michigan Zoning Enabling Act or Michigan Planning Enabling Act, as amended.
- F.** Review subdivision and condominium proposals and recommend appropriate actions to the township board.

- G.** Prepare special studies and plans, as deemed necessary by the planning commission or township board and for which appropriations of funds have been approved by the township board.
 - H.** Attend training sessions, conferences or meetings as needed to properly fulfill the duties of planning commissioners and for which appropriations of funds have been approved by the township board, either in the annual planning commission budget or otherwise.
 - I.** Prepare a capital improvement plan.
 - J.** Perform other duties and responsibilities as requested by the township board or other authorized township official or agency.

3. 2025 PC Members and Staff

The MPEA states that membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests as they exist in the local unit of government, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the local unit of government to the extent practicable.

A. In 2025, the Planning Commission's membership was as follows:

- **Mike Corfman**, Chairperson; Term Expired: December 2025; remains a Commissioner until (new) appointments are approved by the Board
- **Ryan Eavey**, Vice Chairperson; Term Expires: December 2026
- **Larry Loeks**, Secretary; Term Expires: December 2027
- **Kathy Buckham**, Member; Term Expired: December 2025; remains a Commissioner until (new) appointments are approved by the Board
- **Ken Toy**, Member; Term Expires: December 2027
- **Jeff Matson**, Member; Term Expires: December 2026
- **Michelle O'Neill**, Member (Trustee); Term Expires: November 2028

B. Planning Department Staff for 2025 was as follows:

- **Kelly McIntyre**, Planning Director

- **Bret Willis**, Zoning Specialist; reclassified as Community Development Specialist, effective January 1, 2026
- **Kelvin Oliver**, Ordinance Enforcement Officer
- **Dale Epkey**, Ordinance Enforcement Officer (Resigned in May of 2025)

In the final week of June, the Township welcomed Kelvin Oliver as the new **Ordinance Enforcement Officer**. Among the many attributes that make Kelvin a very welcome addition to the Township are the many years of dedicated law enforcement experience and community involvement.

In late December, Zoning Specialist Bret Willis's position was reclassified to better reflect the duties he performs and responsibilities within the Planning and Building Department on a daily basis. Bret's promotion to **Community Development Specialist** was effective January 1, 2026.

4. Meetings

The Planning Commission is scheduled to meet two (2) times per month, apart from November and December, both of which only have one (1) scheduled meeting. Planning Commission Workshops are scheduled for the second Tuesday of the month at 5:00 p.m., and the Regular Meetings are scheduled for the 4th Tuesday of the month at 6:00 p.m. Meetings are held at Township Hall, 7227 West Avenue.

In 2025 the Commission:

- Held 19 meetings at Township Hall (7227 West Q Avenue), one (1) of which was a joint meeting with the Downtown Development Authority (DDA).
- Cancelled two (2) Workshop Meetings (February 11 and March 11 held at 5:00 PM) and one (1) Regular Meeting (August 26 held at 6:00 p.m.) due to lack of agenda items

5. 2025 Planning Applications and Commission Review

A. PC# 25-01 Vineyard Memory Care Special Exception Use (SEU)-Approved and PC# 25-02 Vineyard Memory Care Site Plan Review-Approved

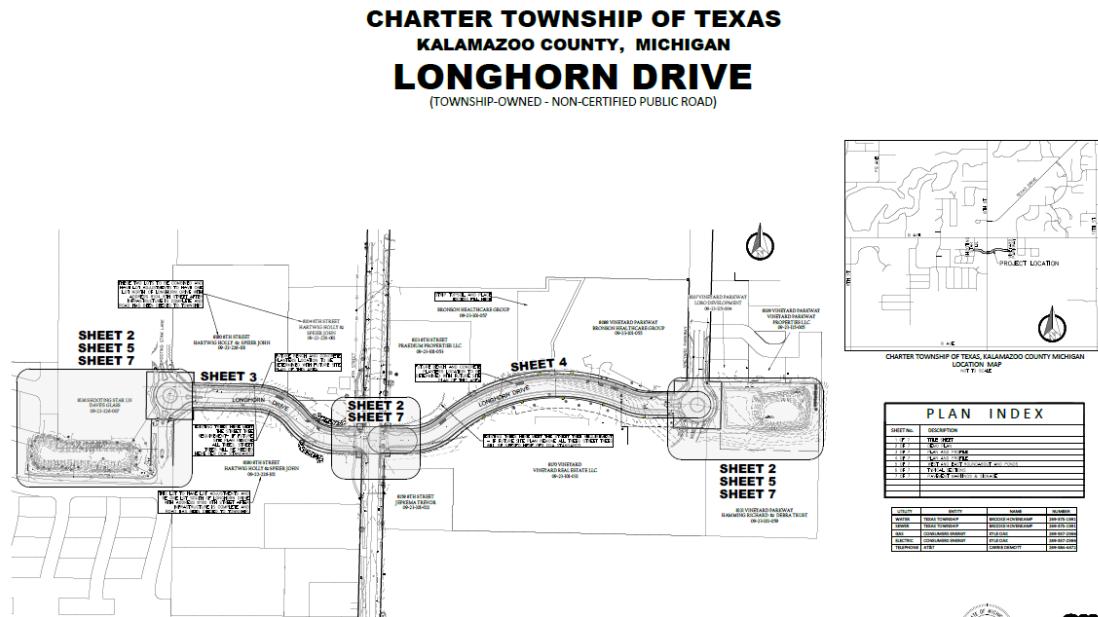


Vineyard Memory Care is a 29-unit memory care facility located on Vineyard Parkway east of Vineyard Assisted Care facility. The building is accessed via a shared drive off the terminus of the Vineyard Parkway turnaround. The project is located within the Corners Business District, CBD, and within the 100-foot Compatibility Zone around the perimeter of the CBD. The Special Exception Use and Site Plan were conditionally approved by the Planning Commission with plan revisions submitted to, reviewed, and approved by the Planning Director. The Planning Commission waived the limitation on the building size, reduced the greenspace requirement, and modified the screening between the subject property and the residentially zoned property to the south.

B. PC# 25-03 6501 S 1st St. Site Plan Review for antenna and ancillary equipment addition and/or replacement (Administrative Approval)

The tower at 6501 South 1st Street was administratively approved to add and replace antennas and ancillary equipment.

C. PC# 25-04 Longhorn Drive (South leg) Site Plan Review-Approved.



The Planning Commission reviewed and approved Longhorn Drive, a non-certified public road, and the *south leg* of the CBD 'Ring Road.' Longhorn Drive is signed at 25 mph and will extend west from Vineyard Parkway roundabout to 8th Street and from the Shooting Star roundabout east to 8th Street. The approved plan includes 40+ parallel parking spaces, and an 8-foot trailway on the south side of the road, a five-foot sidewalk on the north side of the road, cross walks, DDA style lighting, benches, bike roads, and planters for seasonal vegetation. This road is owned and will be maintained by the Downtown Development Authority.

D. PC# 25-05 Berries Pancake House Site Plan Review and Site Plan Amendment (23-16) for MIST-5 development- Approved.

Berries Pancake House is a breakfast/lunch restaurant located on Units 2 and 3 of the approved MIST 5 Mixed Use Condominiums. Berries is 3,695 square feet with an outdoor patio and 40 seats. The breakfast/lunch restaurant, located on Units 2 and 3 of MIST-5 Mixed Use Condominiums, has a 2nd story residential unit and associated parking. Berries will have limited



hours of operation from 6:00 AM to 2:00 PM. Additional site elements include twenty-four (24) new on-site parking spaces, sidewalks, landscaping, as well as a dumpster enclosure on the south east corner of the property. A 50% parking waiver, permitted in the Corners Business District, was granted by the Planning Commission with the site plan approval as there is additional shared parking within the development.

E. PC# 25-06 The Backyard of Kalamazoo Site Plan Amendment (Parking) (Tabled)

Site plan amendment for the construction of 74 new parking spaces and the relocation of a stormwater pond/swale at 10441 Stadium Drive. The Planning Commission tabled the application for the applicant to return to the Commission with information on a lighting plan for the proposed additional parking; the location of ADA parking spaces that are required; information responding to Fire Marshal concerns and needed information; and a revised site plan with missing site plan information. The applicant has not returned to the Commission as of December 31, 2025.

F. PC# 25-07 6508 West R Ave. Site Plan Review for relocation and replacement of antennas and ancillary equipment (Administrative Approval)

The tower located at 6508 West R Avenue was administratively approved for the following upgrades: removal and replacement of four (4) converters, installation of a new router and converter on the ground equipment, removal, and replacement of three (3) antennas on the tower, and replacement of coaxial cable.

G. PC# 25-08 TC Scoops Site Plan Review-Approved

The Planning Commission approved a site plan for the construction of a 1,131-square-foot ice cream shop at 6894 Texas Drive in the Corners Business District. Vehicular access is provided through the existing Texas Brewing parking lot via a cross-access easement, with no new curb cut proposed on Texas Drive. The project includes a covered patio area with seating. Architecturally, the building will be consistent with developments in the Corners Business District, including Texas Corners Mixed Use (Lofts on Q) and Rykse's.



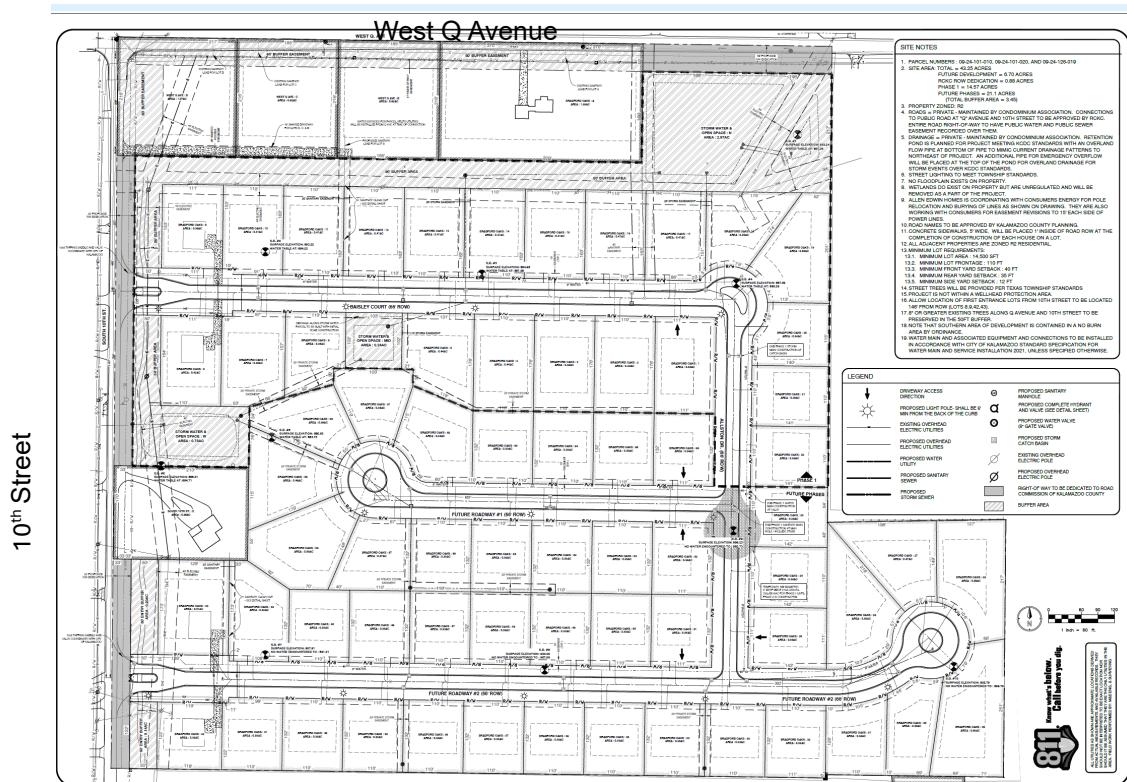
H. PC# 25-09 Bradford Oaks (Step One) Public Hearing and Site Plan Review- Approved with Conditions

Allen Edwin Homes received Planning Commission Step One conditional approval for *Bradford Oaks*, a proposed 66-unit, two-phased single-family residential condominium development located on the east side of 10th Street, south of Q Avenue. Phase 1 includes 22 lots, and Phase 2 includes 44 lots.

Step One approval establishes the basic framework for the development, including the street layout, lot size and arrangement, density, and location of utilities. The Bradford Oaks Step One (Tentative Preliminary Plan) approval was granted with specific conditions requiring additional information to be provided as part of the Step Two (Preliminary Plan) submission.

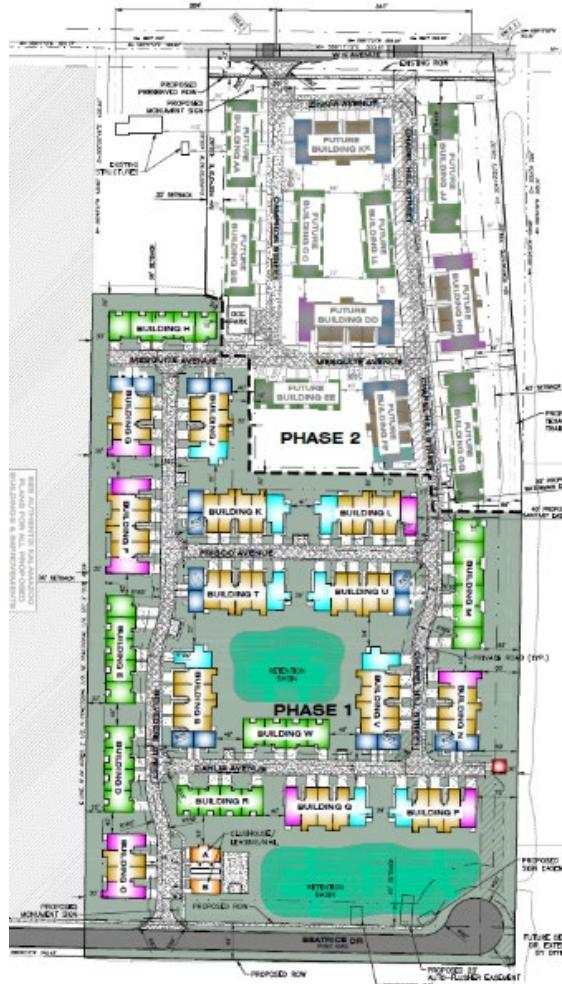
Conditions include:

- Combination of existing parcels.
- Submission of detailed tree inventory.
- Specifications and design details for stormwater management swales.
- Cut sheets, specifications, and photometric plans for proposed street lighting.
- A hydrology study for the stormwater detention basins.



I. PC# 25-10 The Villas of Mulberry Conditional Rezoning and Phasing- Approved

The Villas at Mulberry- a 166-unit, one-story multiple family residential development, located between West N and Beatrice Drive, revised their plan to develop the site in two



(2) phases. The Planning Commission reviewed the revised plans and sent a recommendation of approval to the Board. The Board approved the Agreement at the November 24, 2025, Board meeting.

6. 2025 Zoning Amendments

A. Adopted:

Section 2.2 Definitions- applicant (added), block (added), building site (added, common elements (amended), condominium, contractible (added), condominium, expandible (added), developable land (added), developer (amended), easement

(added), flag lot (added), greenbelt buffer (added), improvement (added), lot (added), master deed, consolidating (added), Master Plan (amended), out lot (added), parcel (amended), plat (added), proprietor (added), reserve strip (added), retention pond (added), right-of-way (amended), right-of-way, preserved (amended), road (added), Road Commission (added), site condominium project (added), site condominium plan (added), storm water management basin (added), survey (added), wooded area (added), battery management system (added), solar energy facility (added), solar energy system (added), solar energy system, commercial (added), solar energy system, private (added), solar energy system, utility-scale (added), utility-scale battery energy storage systems (“UBESS”) (added), demountable structure (added), façade (amended), hardscaping (added), opaque (added), awning sign (added), billboard sign (added), blade sign (added), canopy sign (added), projecting sign (added), roof sign (added), sandwich board sign (added), temporary sign (added), seasonal roadside stand (added), special event (added), temporary use (added), tenant (added).

Section 3.1.1 Special Exception Uses in the Agricultural District- Roadside Farm Stand (added)

Section 4.39 Wind Energy Conversion Systems (amended)

Section 4.60 Utility Scales Battery Energy Storage Systems- standards replaced Utility-Scale Battery Energy Storage systems standards (added)

Section 4.61 Seasonal Roadside Stand- standards added for allowed stands in the Agricultural District (added)

Section 4.62 Special Events- standards for administrative approval (added)

Section 4.63 Temporary Portable Toilet Facility- standards (added)

Section 4.64 Temporary Use- standards for Planning Commission approval (added)

Section 5.3 Landscaping, Screening, and Fencing- replacement of existing standards in entirety (added). Sections include intent, required landscape review, landscape maintenance, plant diversity, landscape plan specifications, frontage landscaping, greenbelts, parking lot landscaping, screening, prohibited materials, and non-residential and multiple family dumpster screening

Section 36-5.2 Limitations on Area and Lot Frontages - repealed in its entirety

Section 36-5.4 Supplemental Regulations for Riparian Properties - (added) ordinance language providing rules of measurement, lot of record conformity status,

setback regulations for riparian lots in the R-2 Single Family Residential zoning districts, lot coverage for principal structures in the R-2 zoning district, and adds language for accessory buildings on non-riparian lots

Section 5.7.4.C Stacking Spaces for Drive-Through Facilities- standards for number required (added)

Section 5.7.5.M Parking Abutting Sidewalk- standard for sidewalk and/or parking space (added)

Section 5.7.5.N Vehicle Stacking Spaces- Dimensional standards (added)

Section 5.7.5.O Dedicated Pick-Up Spaces- description and standard for required parking space reduction (added)

Section 5.7.5.P Single Family Residential Parking- standards (added)

Section 5.8.4.E Signs Exempt from Regulation- signs erected on Township owned buildings or land (added)

Section 5.8.6.C.viii Development Construction Signs- permitting standards (added)

Section 6.2 Subdivision and Site Condominium Ordinance- repealed language for Site Condominium Plan Review and added new language for Subdivisions and Site Condominiums

Section 7.5 Zoning Board of Appeals- (amended)

Section 7.8 Certificate of Occupancy- (amended)

B. Draft Ordinance Work

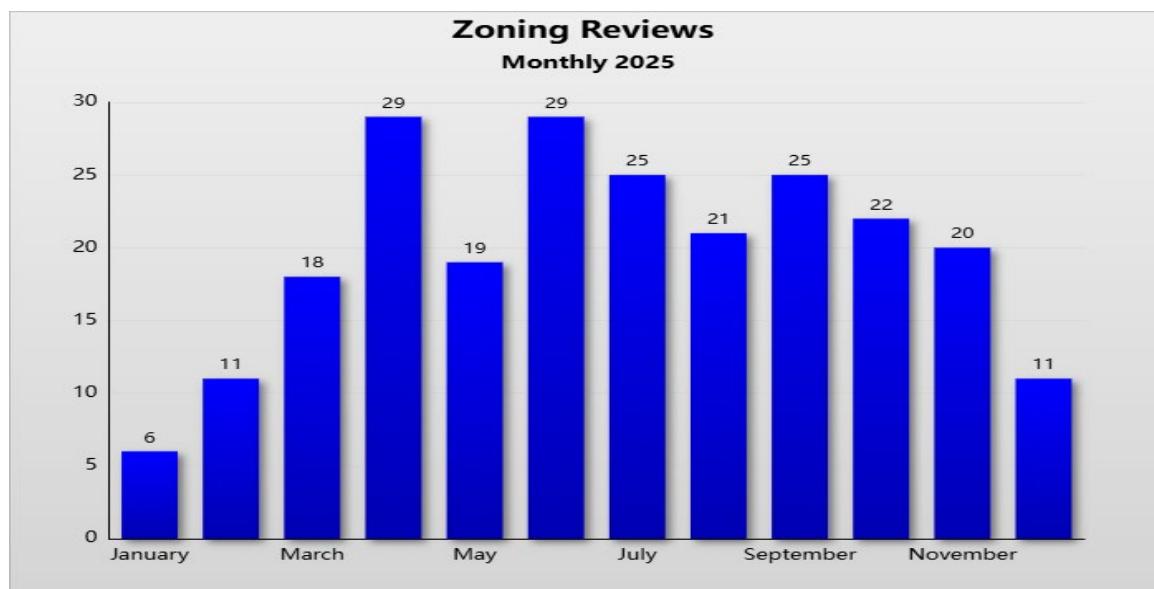
The Commission drafted ordinance language for Murals, Containers, and Building Addressing. This ordinance will be included in a larger ordinance amendment (in 2026) that includes amendments to signage in the Corners Business District.

7. Zoning Board of Appeals

The ZBA did not see any requests for non-use dimensional variances, interpretations, or appeals in 2025. The Zoning Board of Appeals met one time on March 26th to approve the Special Meeting Minutes from October 16, 2024, conduct the election of ZBA officers, and discuss Zoning Ordinance draft language for the ZBA.

8. Zoning Highlights

In 2025, the Zoning Specialist completed 236 total zoning reviews, or an average of just under 20 per month. Zoning reviews are for structures under 200 square feet, fences, outdoor fireplaces, gazebos, detached decks (not requiring a building permit), patios, poured concrete pads, sports courts, agricultural buildings (not requiring a building permit), above-ground pool, small livestock, and solar panel installations. March through November were the busiest months for reviews.



Included in the monthly zoning review totals are the number of new homes/rebuilds constructed. The department reviews new homes for zoning compliance: setbacks, building height, and lot coverage.



In 2025, the Zoning Specialist began zoning inspections to confirm correct placement and dimensions of zoning permit approvals.

9. Enforcement

In 2025, the Township received 162 reports of possible ordinance violations, with the highest reported number in August, with a total of 22 reported violation concerns.

Property maintenance and short-term rentals (not a permitted land use in the Township) topped the violations. After working with the Township Attorneys, 8 of the 9 active short-term rentals that Zoning and Enforcement found in 2025, either ceased their rental activity or updated their listings to comply with ordinance standards.

In 2025, 483 signs were removed from the right-of-way. The monthly totals hit their peak in November, when 182 signs were removed.

10. Planning and Zoning Fee Structure Review

Planning Director McIntyre completed an evaluation of the current Planning and Zoning application fee schedule. The review compared existing fees with those of neighboring communities, and proposed updates to ensure consistency and cost recovery. The revisions include separating specific review types—such as Administrative Revised Site Plan Review and Revised Site Plan Review (Planning Commission)—into distinct applications. The updated fee schedule took effect January 1, 2026.

11. Master Plan Update

Williams&Works was selected to help the Township prepare the Master Plan Update. A Master Plan Steering Committee was appointed and includes Commissioners Eavey and Loeks. The Master Plan update will kick off February 2026.