

Pierson Township Planning Commission
21156 W. Cannonsville Rd,
Pierson, MI 49339
Meeting Minutes
Thursday, February 26, 2026

1. Call To Order: 7:00 pm
2. Pledge
3. Roll Call Present: Chairman Tyler Lecceadone; Members: Caleb Sower, Sheldon (Rick) Fahner, Jeff Smith, Donna Ericksen, Travis Workman Absent: Paul (Chip) Dunneback
4. Approval of Amended December 4, 2026 Minutes
 Motion: Ericksen Second: Fahner Aye: all
5. Approval of January 22, 2026 Minutes as amended
 Motion: Sower Second: Fahner Aye: all
6. Agenda Approval
 Motion: Ericksen Second: Sower Aye: all
7. Public Comment - none
8. New Business
 - a. Kropf Rowland Boat Condos Public Hearing – brief explanation of project by Matt Cole the Engineer of the project and what changes were made from the comments at previous hearing [January 22, 2026].

Close regular meeting for the Kropf Rowland Boat Condos Public Hearing: 7:26 pm
 Motion: Ericksen Second: Fahner Aye: all

Lecceadone/Chair: Letters submitted and read off the names: Janice and VerMerris, Tom Bowman, Norman and Barb Hawkins, Vincent Verwys, Diane Ferris, Glen Pierce, Owen Pierce, Bryant Pierce, Kimberlee O'Donald, Charles O' Donald, Jen Klooster, Connor Morgan, Sam Klooster, Scott and Susan Van Dyken, Barry and Sandra Ruitter, Mary Underwood, Derek Bergess, Lorraine Pierce, John Patterson, Jan Cornelius, Christine Nicolette, Sally Bolthouse, and Dana Sturrus.

Public Comments:

Vince Verwys of 2927 Elmwood: had questions about security: someone keeping an eye on it or cameras. He had concerns mainly about the roads, the size and about people driving down with pontoons and large boats. The dirt road is a rough and tough ride, and having to pull over to let someone go around, and that there are really no good spots to pull off in a lot. Concerns about roads and the effect on property values.

Dean Downs of 3095 N Grand Ave, shared a letter and concerns about the scale of the project (66 units for a 230-home association, potential year-round noise from snowmobiles and ORV's accessing nearby trails, and the environmental impact of light pollution on local wildlife like bald eagles.

Laura Wiltz of 2975 Elmwood Dr had concerns with light pollution disrupting bird and amphibian breeding, noise from motorized traffic, and the precedent of putting a large commercial-style complex in a rural residential area. (Handed out letter).

Scott Fraungruber of 3063 Shorecrest Dr. spoke in favor: notes the high cost and difficulty of adding storage to private lots. Believes the facility will generate tax revenue and clean up neighborhoods by moving boats and trailers indoors.

Robert Blitchok of 2695 Elmwood Dr.: Opposes: argues a 66-unit facility is fundamentally incompatible with "Rural Residential" zoning and will degrade road safety and the area's quiet character.

Susan Smith of 2720 Coveside: Has concerns about increased boat traffic at the public launch and invasive species risks. Believes storage should be placed in commercially zoned areas rather than residential ones.

Jan Ver Merris of 2927 Elmwood Drive: has concerns about building proximity to property lines and the impact of noise and lights on immediate neighbors.

Madeline Harwood of 22232 Cannonsville Rd: had concerns of the lack of a contract restricting units to lake residents only, potential for people to live in campers on-site, and dust/traffic on the narrow road. Requests the 20-foot vegetation buffer be made an enforceable condition.

Shawn Quin 3055 Grand Avenue had concerns: Cannonsville Road is physically incapable of handling increased two-way trailer traffic, posing a safety risk to pedestrians and children.

Connor Morgan of 2324 North Dagget: had concerns: overflow traffic using residential side streets like Elmwood or Dagget to bypass congestion, affecting neighborhood safety.

Close Public Hearing and resume regular meeting: 7:59 pm

Motion: Ericksen

Second: Sower

Aye: all

Tony Kropf (applicant) Addresses security (gate, keypads, cameras) and reiterates that bylaws will prohibit overnight stays. Confirms the focus is on local lake residents, not outside commercial users.

Kevin of Fresh Coast explained the difference between "Use by Right" and "Special Land Use." Confirms that while storage is allowed as a special use, the Commission can impose conditions to mitigate impacts on neighbors.

Tony Kropf presented photos showing two large vehicles can pass on Cannonsville Road with room to spare, even in winter with snowbanks.

Sower proposes 4 conditions: 1) expand the road width per engineer's recommendation, 2) Restrict sales to residents of specified local lakes, 3) Establish an escrow fee for zoning enforcement, 4) Install motion-sensor or timed lighting.

It was noted that the township cannot legally restrict who a private owner sells property to (Fair Housing/Real Estate law) but can enforce usage rules.

Chair recommended tabling the project to allow the township engineer (Zach) to review the road and lighting concerns.

Motion the same: Ericksen

Second: Fahner

Aye: all

9. Ongoing Business

a. Additional Dwelling Units – report next month.

b. Special Land Use discussion on Agri-business uses in the Agriculture District – report next month.

10. Elect officers

11. Adjourn: 9:00 pm

Motion: Ericksen

Second: Sower

Aye: all