

EGELSTON TOWNSHIP
PLANNING COMMISSION MEETING
February 17, 2026 @ 7pm

1. Call to order / Pledge to flag

The meeting was called to order at 7:24 PM By Vice-Chair Stephenson. Secretary Kieft, Commissioner Spencer, and Mr. Ream were also in attendance. Absent: Chairman Creighton and Commissioner Villalpando. Pledge of allegiance recital immediately followed.

2. Review / Approval of Agenda

Secretary Kieft motioned to approve the agenda. Seconded by Commissioner Spencer.
Passed 3-0

3. Review / Approval of Minutes – February 3, 2026

Commissioner Spencer motioned to approve, seconded by Secretary Kieft.
Passed 3-0

4. Public Hearing

- a. Home Occupation – Federal Firearms Dealer - 1238 Hope Valley Dr Parcel
61-11-030-100-0009-00

Resident of Address gave a brief synopsis of his history in the industry and the area, as well as his expected business activities.

Stephenson Motioned to close public hearing.

Passed 3-0

5. Reports to the Township Board

None

6. Reports from the Township Board

None - Minutes submitted per Commissioner Spencer.

7. Reports from Zoning Administrator

Mr. Ream gave updates on a possible fish company. He is in touch and will keep the PC updated. Updates on Sun Chemical zoom meeting as well, with no progress in regards to a new company with very little feedback. Mr. Ream will keep up with them as soon as he hears back from them.

Mr. Ream also offered updates regarding Poncho's Tacos, being closed for multiple violations and reopened as soon as they were in compliance, including visits on Mr. Ream's day off to ensure they could open as soon as possible.

8. New Business

- a. Home Occupation – Federal Firearms Dealer - 1238 Hope Valley Dr Parcel
61-11-030-100-0009-00

Mr. Ream confirmed positive paperwork completion, and satisfactory completion of federal ATF paperwork awaiting our approval.

Commissioner Spencer motioned to approve. Secretary Kieft seconded.

Passed 3-0

9. Old Business

a. Master Plan (Chapter 3 + 4)

After much discussion, the PC is awaiting updated maps and information from Cassidee so the board can make informed updates regarding infrastructure and clearer zoning.

Vice-Chair Stephenson motioned to table, seconded by Commissioner Spencer.

Passed 3-0

10. Public Comments

None

11. Board Comments

None

12. Next Meeting March 3, 2026

13. Adjournment

Commissioner Spencer motioned to adjourn, seconded by Kieft. Passed 3-0 at 8:20 PM

Egelston is an equal opportunity provider