

**PORT SHELDON TOWNSHIP
 CONSUMERS ENERGY SUBAREA TOWN HALL
 JANUARY 9, 2025 (5:30pm - 7:30pm)**

Q&A Feedback

- Concerns with toxicity on the current coal ash pond and the suitability of its conversion to commercial and residential development. How will it be remediated? What is the viability of the uses? How will this impact public health?
- Community would like continued, proactive communication to discuss the process, future zoning to ensure there is forethought and careful considerations on the impacts of any potential housing development
- Some attendees do not want a “Destination” or PST to become a “Destination”. They want the Township to be a “drive by”.
- Some attendees do not want to see an ice cream store or concessions by Windsnest Park.
- Some attendees would like to have a “no wake zone” put in place for Pigeon Lake
- A resident wondered if the DNR which leases from Consumers Energy is able to financially support the dredging.
- A resident wondered if they could purchase neighboring properties from Consumers Energy if those become available, instead of a sale to larger developers
- A resident would like to have a senior community on the lakefront

INDUSTRIAL USES PREFERENCE TALLY

Industrial Use	Oct Outreach	Jan Town Hall	Total
R&D, Labs, Clean Rooms, Semi-Conductors	11	9	20
Industrial Condos - Office/Industrial Flex Space	13	6	19
Manufacturing - Specialized infrastructure	10	2	12
Warehousing - Logistics/Distribution	2	6	8
Smart Tech - Automation/Big Data	14	5	19
Smart Tech - Vertical Farming, Food Processing	14	36	50
Smart Tech - Data Centers	7	10	17
Cold Storage Facilities	4	8	12

Multipurpose Indoor Space: Event/Recreation	5	19	24
Maker Space	4	16	20
Clean Technology - BESS, Solar Panels	15	27	42
Community Solar Farms	0	13	13
Other Feedback			
<ul style="list-style-type: none"> • Would like to see manufacturing closer to US-31 (x 2) • Concerns about the clean energy at data centers as they take an immense amount of energy 			

Dot Polling & Feedback for 3 Scenarios/Concepts at Boards

SCENARIO #1: MINIMAL DEVELOPMENT	
Elements	Tally for Concerns
Port Sheldon Lake District	36
Windsnest Park Improvements	33
Hiawatha Woods Preserve	1
Olive Shores Recreational Grounds	31
Bending Branch Hamlet	34
Large Lot Development	10
Branch Line Neighborhood/Industrial Precinct	17
Qualitative Comments <ul style="list-style-type: none"> • We prefer Scenario #1 by far but do not like the development of Port Sheldon Lake District, especially the hotel. • Mixed use/hotel development of Pigeon Lake district will cause noise. Boats on Pigeon disrupting neighbors all around. • Noise of everything in PS Lake District is heard along the shoreline. Need sound buffer. • No hotel, it does not fit the culture of the area. • More natural development of the waterfront, similar to what OC Parks did to the boardwalk area running alongside Lake Mac and Channel. • Would prefer to see a picnic area, restrooms, kayak launch, low density development • No roundabouts • Strong preference for greenway. 	

- Windsnest Park is already overcrowded.
- Get more rounded input from Lake Michigan residents north of Polk Street.
- Mind the berm along Lake Michigan.
- Trail connection for the campground to Crosswell.
- Greenway is too beautiful for development. Keep as natural to be an extension of the Hemlock crossings greenway.
- No development on Township's cemetery lot (whole property) (x 3 comments)
- Keep new housing dense and community oriented (x 1 comment)
- As a Taylor Street neighbor, the large lots are a preferable option.
- Why have the greenways along Taylor? We prefer people to just drive through.

SCENARIO #1: MODERATE DEVELOPMENT	
Elements	Tally for Concerns
Sheldon Cove Waterfront	48
Windsnest Park Improvements	7
Sheldon Landing Recreational Grounds	9
Campbell Dunes	12
Olive Shores Village	15
Hiawatha Industrial & Preserve	14
Township Cemetery Preserved	0
Large Lot Development	14
Conservation Communities	24
Taylor Crossing Mixed Use Village	12
Qualitative Comments	
<ul style="list-style-type: none"> ● Sheldon Cove/RV Park would be terrible for anyone who owns property on Pigeon Lake. ● Noise concerns of RV Park. ● Pigeon Lake cannot accommodate boats from GH to tie up and eat at the restaurant. ● No RV Park (x5) ● Move RV Park to east of Lakeshore Drive ● Like the RV Park idea to be in the minimal development scenario. ● No Olive Shores Village (x2). Maintain current zoning of 1- to 2-acre parcels is preferred. ● How important are the 17 houses at Olive Shores North? OK if you don't allow impact on the Dunes. ● Windsnest Park: Noise pollution, traffic. ● If you put a convenience store at Windsnest, all the neighborhoods will be overrun. 	

- Great to have BESS at fly ash pond as the transmission is already here on the property.
- Clustered housing - Good choice of minimum impact development. Well done.
- Yes, if housing are clustered, it will help prevent urban sprawl but not the whole road, especially not near the Hiawatha Preserve area. Less or no houses here.
- Clustered housing - This will force us to move from the area.
- Clustered housing - This is mostly forest here. We moved here because we did not want all this housing.
- Condos and dense housing are our concern. Please no condos or townhomes.
- Taylor Street: Some housing. Not so dense.
- Taylor Street: What about the turkey farm?
- I like the idea of a grocery store in the Township. Near the highway makes sense.

SCENARIO #3: MAXIMUM DEVELOPMENT	
Elements	Tally for Concerns
Port Sheldon Lake District	26
Windsnest Park Improvements	3
Hiawatha Industrial District	33
Olive Shores North + Village	20
Canal/Back Dune Housing	28
Large Lot Development	2
Bending Branch Village	20
Pine Wood Acres	32
Branch Line Neighborhood/Industrial District (**Comment noted this is largely blank because no buildings were drawn in to show this would all be an industrial park.)	7
Qualitative Comments	
<ul style="list-style-type: none"> • Could there be docks and a marina for Pigeon Lake? • No development west of Lakeshore Drive • No hotel please! • Why not a campground in this plan? • Noise, traffic, safety on the lake • Olive Shores Village would swallow Olive Shores Park, Windsnest, Kirk Park, and more. • Olive Shores Village: Noise buffered by still possibly disruptive. • I can hear the leaf blowers. • No Olive Shores Village! Too many houses. Too much traffic. This will overcrowd the 	

- area which is already overcrowded at Windsnest Park.
- This is going to make too much traffic and busyness.
 - Get input from homeowners along Olive Shores.
 - Don't want this high energy usage DAta Center without its own renewable energy, with strong buffers.
 - Great to have BESS at fly ash pond as the transmission is already here on the property.
 - Utilize the tallest smoke stack as a lookout tower with a 360-degree lookout platform.
 - Port Sheldon Lake District would be terrible for residents on the lake.
 - Develop similar to OC Parks with boardwalk running alongside Lake Mac to the State Park.
 - Would be great to have small commercial/community spaces on the Pigeon Lakefront, e.g. coffee house, ice cream etc for Township residents and visitors
 - Pine Woods makes me want to cry.
 - No! This is bringing sprawl to our neighborhood. Terrible!!!
 - Agree with eventual rail to trail (x 2)

Additional Feedback from Public Discussions

Danielle

- Some folks expressed an interest in using a portion of the site (where the daycare may be located) for a new senior center.
- There is concern with proper buffering along Lakeshore Drive and the railroad. Some attendees are clear that a large buffer along Lakeshore Drive (approx 1,000 ft or more) would be preferable along the entirety of the stretch. The intention is to buffer potential future industrial uses.
- There seemed to be some pushback on the idea of the light industrial/tech area at US-31 (west side) and Taylor.
- There seemed to be general support and understanding for new small-scale commercial uses. I heard several folks in agreement that a neighborhood grocery store would be nice.
- The public open house group seemed less interested in the idea of a Windsnest Park expansion.
- A suggestion came up for using the plant proper site as a new data center to keep the canal running and maintained.
- There was concern expressed over the availability of utilities to support new development.
- Pigeon River North Bank: Continue the Hemlock Crossing nature path to this area and focus on the river but do not add camping. I am thinking perhaps we could have a train station structure at the tracks that houses more nature information or a store vs Windsnest. Parking would be at the tracks vs near the river, this could also serve as overflow from the boat launch across the street. (this comment came via email from Dena. I included here to have everything in one place).

- Consumers lot at boat launch: If your thinking about boat storage your going to have to include a marina with gas, docks & transfer service. Perhaps this has more amenities like restaurant and shops. (comment forwarded from Dena). The biggest question is will Pigeon Lake have yearly dredging to serve these recommendations?

Nick

- A gentleman asked for more docking access from Pigeon and Lake Michigan-going vessels to pull up to the Mixed Use District, so that boats could visit.
- A neighbor noted that enhanced parking + convenience store at Windsnest would create congestion and overcrowding in that area during the summer. He noted that the limited parking is what keeps things under control now.
- A resident suggested looking at Bluffton, SC for precedent.
- Three individuals agreed that “doing nothing” and allowing sprawl to continue is not a good approach.
- An individual noted that Olive Shores Village (S3) was too small of lots.
- Jason S. from Ottawa County Parks and Rec. noted that the Lake District / Sheldon Cove Promenade (S1/S3) commercial spaces could be facilitated or operated by his Department.
- Cold Storage could be a good synergy with Blueberry growing, as Blueberries currently ship out to Hudsonville, which is wasted motion.
- Increased development on Pigeon Lake may warrant a no-wake policy (noted by one resident).
- A resident wondered how the process came to be.

Roman

- A **DNR public lands office** specialist asked why they have not been included as a stakeholder. They would like to be at the table going forward. This individual also expressed interest in learning about what the impact of shutting down the water intake to the canal system would have on the hydrology and ecosystem. They also wanted to know more about the groundwater conditions beneath the areas where industrial activities occurred.
- A resident questioned if future critical dune development would occur and how that would be managed if so.
- Several residents expressed frustration with potential industry and increased housing density.
- Several residents shared their dislike for an RV/recreational campground in the location of the coal storage area. They are concerned about noise and aesthetics for those living across Pigeon Lake.

Har Ye

- Concerns about noise for any kind of a “Destination” (mixed use or RV campground/development across from Pigeon Lake).
- A former resident who had property along Lake Michigan asked if the jetties be removed? It would restore the natural shoreline erosion/deposition system (instead of the existing condition where extensive erosion occurs along the shoreline north of the

north jetty). Apparently residents (or the Township) spent \$1M on the shoreline protection after the extensive erosion following 2019/2020.

- A gentleman supported seeing vertical farming/food processing related industries that would synergize well with the agriculture/farms.
- This is our chance to complete the Greenway to Lake Michigan.