EXHIBIT 12

LELAND TOWNSHIP PLANNING COMMISSION

Ross Satterwhite, Chairperson – term expires 8/28
Skip Telgard, Secretary – term expires 8/28 Sam Simpson Commissioner– term expires 12/25
Steve Scales, Township Board Rep – term expires 11/28 Lee Cory, ZBA Rep – term expires 12/26
Brian Fenlon, Alternate – term expires 7/28

PLANNING COMMISSION MEETING
Wednesday, November 5, 2025; 5:00 p.m.
Leland Township Library Munnecke Room
203 E Cedar Street, Leland, MI 49654

AGENDA

I. Call to Order – Pledge of Allegiance
Roll Call Commissioners:
Staff:
Public attendees:

II. Approval of Agenda (additions/subtractions)

III. Declaration of Potential Conflicts of Interest

IV. Approval of Minutes: October 1, 2025

V. Correspondence

VI. Public Comment - Limited to three minutes per person, unless extended by Chair

VII. Reports:
1. Township Board representative
2. ZBA representative

VIII. New Business:
1. FPS – Van Raalte Property – Site Plan Review proposed changes (protocol on 2nd page)
2. Apollos Properties – Special Land Use Required - informational mtg. (protocol - Youth for Christ Club

IX. Old Business:
1. ZO amendments– review and discuss list generated at October 2024 PC meeting, time permitting

X. Other Business (as required)

XI. Zoning Administrator Comment

XII. Planning Commission Comment

XIII. Public Comment - . Limited to three minutes per person, unless extended by Chair

XIV. Next meeting – December 3, 2025; 5:00 pm – Leland Library – Munnecke Room

XV. Adjournment

Protocol for Site Plan Review

a. Presentation by Applicant
b. PC Questions/Discussion with Applicant
c. Public Comment (limited to three minutes per person unless extended by PC Chair)
d. Applicant's Response to Public Comment
e. PC Discussion with Staff (ZA)
f. PC Deliberation/Findings of Fact
g. PC Motions/Action

Protocol for Public Hearings

a. Presentation by Applicant
b. PC Questions/Discussion with Applicant
c. Public Comment (limited to three minutes per person unless extended by PC Chair)
d. Applicant's Response to Public Comment
e. PC Discussion with Staff (ZA)
f. PC Deliberation
g. PC Motions/Action – Set a public hearing for next meeting, if ready