

Portland Township
Ionia County, MI
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The Portland Township Planning Commission met on Wednesday, September 3, 2025 at 7:00 pm at the Portland Township Hall for its quarterly fall meeting.

Chairman Ross Schneider called the meeting to order, and the Pledge of Allegiance was recited. Planning Commission (PC) members present were Ross Schneider, Kevin DiPiazza, Julie Krzeminski, and Mark Simon.

Secretary Kevin DiPiazza motioned to approve the June 4, 2025 PC minutes, seconded by Julie Krzeminski and carried.

No changes to the agenda were made.

Public Comment: None

Old Business: Midwest Construction Group have pulled out of the Grand River Property development proposal after City of Portland rejected the proposed Michigan Public Act 425 Agreement (Conditional Land Use Transfer).

New Business: Special Use Permit for TNT Rodeo 5251 Lyons Rd property, being classified as agricultural tourism for the purpose of the Special Use Permit.

Tony and Tammy Krausz, present at the meeting detailed their business operation, offering horse riding lessons to the community, horse events, cattle sorting, and barrel racing events. The Krausz property is a long-standing family farm land and an extension of their farming operation. Events are very family oriented, and bring a lot of positive attributes to the township and surrounding area; especially to youth and teaching care and responsibility of the animals. Every Sunday TNT Rodeo hosts cowboy church at 10:00 am. The normal average attendance is around 50 riders at the cattle and speed events, with upwards of 150 patrons that come and go throughout the day during an event. The business is primarily a two person operated endeavor with occasional hand help. There are events nearly every Saturday starting at 10:00, where the latest event is usually done by late afternoon or early evening on non-practice event days. There are occasional Wednesday evening and Saturday morning cattle workshops, and cattle sorting events a couple times a month. There are infrequent but occasional overnight stays, but patrons who stay overnight have their own campers

Public Hearing Comments:

Chuck Ross (neighbor) expressed support for TNT Rodeo, stating their customers have been very pleasant, and their establishment adds positive value to the community.

Nick Roe states the business is a very positive thing and a very nicely run facility that brings people from out of town to the local businesses.

Jim Thompson (neighbor) addressed some concern over heavy diesel trucks and trailers traveling the gravel roads and can sometimes be a bit much, and that he can hear the loudspeakers (in the arena) from inside his house, but also states that the business overall is a positive.

Luke Thompson (neighbor) complained of the high speed from some patrons down the gravel roads and expressed some concern about the agrotourism and its nature and it some concern about it turning into a camp ground like activity.

Nic Scheider (Zoning Administrator) did state the township noise ordinance that goes into effect at 9:00 pm each night.

After some discussion back and forth about the loudspeaker volume Tony Krausz said he would look into ways to mitigate the volume.

Mark Simon motioned to adjourn public comment, Julie Krzeminski seconded and the motion carried.

Planning Commission Member Comments:

Some follow-up conversation and questions were asked by PC members regarding facilities such as electric and restrooms, and Tony Krausz confirmed restrooms and 110V electrical are available on site.

Mark Simon motioned for roll-call vote to approve the TNT Rodeo Special Use Permit, Julie Krzeminski seconded and the motion carried. The present four present Planning Commission members unanimously voted in favor of approval of the Special Use Permit, 4 yay, 0 nay approving the Special Use Permit for TNT Rodeo.

Future 2025 Meetings: December 3, 2025.

PC Secretary Kevin DiPiazza motioned to adjourn at 7:32 pm, seconded by Julie Krzeminski and carried.

Kevin DiPiazza

Portland Township Planning Commission Secretary