

HENRIETTA TOWNSHIP PLANNING COMMISSION
11732 Bunkerhill Road, Pleasant Lake, MI 49272
Phone: 517-769-6925
Website: henriettatownshipmi.gov

MINUTES FROM 10/25/2022 REGULAR MEETING
(by Anita Szabo, Recording Secretary)

Members present: R. Draeger; J. Duszynski; N. Hawley; A. Faist; T. Kinch; R. Troman; A. Wellington

1. Call to Order

- Meeting officially called to order at 7:00 p.m.
- Pledge of Allegiance was recited.

2. Approval of September 2022 Meeting Minutes

- Minutes from 09/27/2022 meeting were reviewed.
- A motion to accept as written was made by R. Draeger, seconded by J. Duszynski, and passed unanimously by remaining members.

3. Public Comment

- Cressel Smith, owner of Ironworx Custom Metal Fabrication in Munith, advised of his desire to expand his business to a commercial setting.
 - o Location he is interested in includes three (3) parcels of land, currently zoned C-1, on M-106 (Plum Orchard at Henrietta Street).
 - Current owner has agreed to sale contingent upon rezoning approval.
 - o N. Hawley advised that his business would fall under C-3 (Light Industry), so a rezoning request would be necessary.
 - o Upon review of Parcel Report that was distributed and reviewed by all in attendance, several PC members expressed concern over what appears to be a gap, alley, or possible right-of-way in between the one larger parcel and the other two smaller parcels.
 - Mr. Smith agreed to follow up with current owner on the matter.
 - o N. Hawley advised Mr. Smith of the next steps in the process, which include filing paperwork to enable Mr. Smith to act as a representative of the current property owner and filing a rezoning request.

4. Township Official's Report (per A. Faist, N. Hawley; and R. Troman)

- A representative from the sheriff's department made a presentation on the subject of the new jail.
 - o A request for a millage increase to cover the cost will be included as a proposal on November's voting ballot.
- A presentation was given by a representative from an independent cable company out of Spring Arbor.
 - o There are grant monies available to help fund additional infrastructure development, which would expand the availability of broadband internet, and they are interested in Henrietta Township participating.

- Township Supervisor, A. Grimes, continues to work with the Department of Corrections on obtaining an easement for a new fire hydrant well at the trailhead on Hawkins Road.
- Fees at the Transfer Station will be increasing on November 1, 2022, due to an increase in transportation fees by Modern Waste.
 - o Township Supervisor, A. Grimes, will be trying to find a cheaper alternative.

5. Old Business

- Rezoning request (Commercial C-1 to Commercial C-2) from property owner at 322 Main Street in Munith.
 - o The completed *Rezoning Request Worksheet* was reviewed.
 - Is the proposed rezoning request consistent with the policies and uses proposed for that area per the Township’s Master Plan?
 - Answer: yes.
 - Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
 - Answer: yes.
 - Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
 - Answer: no.
 - Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?
 - Answer: yes.
 - o A motion to proceed to a Public Hearing in the matter was made by J. Duszynski, seconded by R. Draeger, and passed unanimously by remaining members.
 - Date for Public Hearing set for November 22, 2022, at 7:00 p.m.

6. New Business

- N. Hawley advised that the township was contacted by a company out of Saginaw, Michigan, who is interested in building a Family Dollar/Dollar Tree in the area of Berry Road and M-106.
 - o N. Hawley distributed a handout she had created on the subject of “Dollar Store Proliferation,” highlighting the potential negative impact and how various communities have successfully restricted the expansion of these type of businesses.
 - o It was determined, after discussion amongst members on the subject, that there is nothing in current zoning ordinances expressly regulating, restricting or prohibiting these type of businesses.

7. Committees/Special Projects/Administrative

- N. Hawley reminded everyone about the Munith Halloween Parade scheduled for Saturday, October 29, 2022, at 1:00 p.m.
- R. Troman advised that there is also a Pleasant Lake Halloween Parade taking place on Saturday, October 29, 2022, at 3:00 p.m.

8. Public Comment/Open Discussion

- None.

9. Adjournment

- A motion to adjourn meeting was made by A. Wellington, seconded by R. Draeger, and passed unanimously by remaining members.
- Meeting adjourned at 8:32 p.m.

Next Meeting: Tuesday, November 22, 2022, at 7:00 p.m.