

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

MINUTES FROM 02/28/2023 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 7:01 p.m.
- Pledge of Allegiance was recited.

**2. Approval of November 2022 Meeting Minutes**

- Minutes from 11/22/2022 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**

- None.

**4. Township Official's Report (per A. Faist)**

- A new defibrillator was purchased for the Fire Department.
- Progress continues to be made on the new well at the Hawkins Road Trail Head.
  - o Upon drilling, contact was made with a naturally flowing artesian well, which required some additional workarounds but will also reduce the effort necessary to run the pump.
  - o It is estimated it should be operational sometime this spring.
- Board of Review meetings are scheduled for March 14 and March 15, 2023.
- The Township has new computers.
- The Township offices opened for emergency services during the aftermath of the recent ice storm.
- Cost of replacing vs. continuing to maintain Truck 1 is being discussed.
- Next meeting scheduled for March 8, 2023, at 6:00 p.m.

**5. Old Business**

- N. Hawley advised that she has conducted some preliminary investigation on the subject of vacating alleyways within the Township, plans on doing some additional research, and then summarizing and presenting her findings at a future meeting.

**6. New Business**

- Preliminary Site Plan Review
  - o For parcel on Berry Road near M-106 (next to Independent Bank).
  - o Wolgast Corporation has purchased and desires to erect a Dollar Tree/Family Dollar store (Cole Stadler of Wolgast Corporation present at meeting).
    - Wolgast would own the land and lease the building.

- A handout composed by N. Hawley was distributed and all pertinent zoning ordinances were discussed, as well as other subjects of consideration (i.e., natural resource protection, storm water management, outdoor lighting, buffers to adjacent properties, building design aesthetics, and impact on traffic—automobile, as well as foot and bicycle).
  - Concerns expressed included proximity to existing Dollar General and current speed limit on that section of roadway.
- Mr. Stadler submitted a copy of blueprints for the proposed site development.
- Next step in process: Wolgast Corporation would need to submit an official Site Plan Review request with associated fee.

#### **7. Committees/Special Projects/Administrative**

- Handout from N. Hawley and brief discussion on whether the Township wants to consider holding an outdoor flea market/"Junk-in-the-Trunk" type event.
  - Township Offices considered as potential location.
  - The matter will be discussed further at a future meeting.

#### **8. Public Comment/Open Discussion**

- Dale Ferguson and Deborah Walsh, two property owners in close proximity to proposed site of Dollar Tree/Family Dollar store, expressed in no uncertain terms their opposition to the plan, citing concerns about the impact on their property values, as well as potential safety issues stemming from the increased traffic.
- Elizabeth Duszynski also expressed safety concerns regarding proposed water mitigation pond and requested a market study.

#### **9. Adjournment**

- A motion to adjourn meeting was made by A. Faist, seconded by R. Draeger, and passed unanimously by remaining members.
- Meeting adjourned at 8:26 p.m.

**Next Meeting: Tuesday, March 28, 2023**