

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

MINUTES FROM 03/28/2023 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 7:03 p.m.
- Pledge of Allegiance was recited.

2. Approval of February 2023 Meeting Minutes

- Minutes from 02/28/2023 meeting were reviewed.
- A motion to accept as written was made by R. Draeger, seconded by R. Troman, and passed unanimously by remaining members.

3. Public Comment

- None.

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

- Board of Review meetings completed.
 - o In general, taxes decreased on open farmland and increased on lake properties.
- A special meeting was held, with expenditures for summer road projects being one of the topics of discussion.
 - o Several roads, including a portion of Zion, will be chip-sealed, patched, wedged, etc.
 - o There is simply not enough money in the budget to address all needed repairs this season, but the Township discussed contributing some extra money toward "enhanced" patching.
- Progress continues to be made on the new well at the Hawkins Road Trail Head (stone installed in floor of building).
 - o Some of the work was delayed by inclement weather.
- The Transfer Station will be receiving some much needed upgrades/repairs, including to the building itself and the electrical system.
- The Fire Department responded to 60 calls in the month of February, many of them a result of the ice storm.

5. Old Business

- Review of Site Plan, including blue prints, submitted by Wolgast Corporation for proposed Family Dollar/Dollar Tree combo store on parcel located on the south side of Berry Road, just west of M106.
 - o A handout composed by N. Hawley, consisting of her observations, was distributed and discussed.

- Many issues were noted including: the fact an address number has not yet been applied for; side yard setback; location of detention pond; design of light and sign; incorrect parking data; inadequate landscaping lands; concerns with safe pedestrian access and roadway traffic conflicts; public entrance egress (specifically to those with disabilities); and Wolgast not yet having submitted necessary application and/or plans to other applicable county agencies.
 - In response to concerns expressed by several other Planning Commission members regarding the current speed limit on that section of Berry Road, N. Hawley advised she would confirm and contact agency governing same (believed to be State Police).
- A second handout composed by N. Hawley, detailing her proposed responses to Wolgast relative to areas of noncompliance, was also distributed and discussed.
- A third handout composed by N. Hawley, outlining the “Why” behind planning and the importance of a detailed Site Plan Review, was distributed and reviewed.

6. New Business

- An idea proposed to the Township by a property owner for a truck driving school on 31.9 acres of vacant land he owns on Bunkerhill Road.
 - Several handouts composed and/or compiled by N. Hawley, were distributed, reviewed, and discussed.
 - These included detailed Plat Maps of the proposed location, as well as a summary.
- A. Faist brought forth at this juncture a need going forward for the Township to affix greater stipulations on proposed development of commercial properties.
 - Something that would require greater truth and clarity from parties as to their intended use for the land, as well as a method of utilizing our ordinances to hold them more accountable.

7. Public Comment/Open Discussion

- Deborah Walsh, a property owner in close proximity to proposed site of Family Dollar/Dollar tree store, inquired as to whether the property was sold to Wolgast by the Township or the previous property owner.
 - She was advised that it was sold to Wolgast by the previous property owner.
 - She stated that she would still buy it herself if she could.

8. Adjournment

- A motion to adjourn meeting was made by A. Faist, seconded by T. Kinch, and passed unanimously by remaining members.
- Meeting adjourned at 8:41 p.m.

Next Meeting: Tuesday, April 25, 2023