

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

MINUTES FROM 04/25/2023 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 7:00 p.m.
- Pledge of Allegiance was recited.

**2. Approval of March 2023 Meeting Minutes**

- Minutes from 03/28/2023 meeting were reviewed.
  - o Several corrections needed were pointed out.
- A motion to accept, with noted corrections, was made by R. Draeger, seconded by A. Wellington, and passed unanimously by remaining members.

**3. Public Comment**

- None.

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

- Updates/repairs to Transfer Station have been completed.
- Work on new well at Hawkins Road Trail Head is wrapping up.
  - o It was noted that output of this well is quite substantial.
- An application for the Pleasant Lake fireworks was received (proposed date: 07/01/2023).
- The IT company utilized by the township was bought out, and the rates for service will be increasing gradually over the next several years.
- Repairs are planned to six local roads in the township this season.
  - o Potholes can be reported to Jackson County DOT by calling 517-788-4230.
- It was agreed to move the start time of the meetings to 7 p.m. starting in July.

**5. Old Business**

- Continued review of Site Plan 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 (Wolgast did submit an updated version).
  - o An updated handout composed by N. Hawley, consisting of her observations, was distributed and discussed.
    - Wolgast still has many areas where additional compliance is needed.
    - As far as concerns previously discussed regarding current posted speed limit on the roadway where this store is to be located, N. Hawley advised that current traffic studies do not support a reduction.
      - T. Kinch advised he would try and obtain additional information from some contacts he has at MDOT.

## **6. New Business**

- Zoning tools that may improve oversight.
  - o A handout composed by N. Hawley, was distributed and discussed.
    - Options noted as a means of improving oversight in rezoning requests included Conditional, Incentive, Performance, and Form-Based.
    - N. Hawley advised she would continue to look for additional options.
- Proposed text amendments on sign height and commercial district outdoor lighting.
  - o A handout composed by N. Hawley, detailing proposed text amendments, was distributed and discussed.
    - All PC members are to further review and submit any input they may have at next meeting.

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

- Dale Ferguson, a property owner in close proximity to proposed site of Family Dollar/Dollar Tree store, recalled a request back in the 1990s from a party wanting to build a motorcycle shop at this same location.
- Deborah Walsh, another property owner in close proximity to proposed site of Family Dollar/Dollar Tree store, advised she did not receive notice of the rezoning request for this parcel (from residential to C-1) back in 2019 when it was originally approved.
  - o She was advised to contact the township clerk.

## **8. Adjournment**

- A motion to adjourn meeting was made by R. Draeger, seconded by R. Troman, and passed unanimously by remaining members.
- Meeting adjourned at 8:29 p.m.

**Next Meeting: Tuesday, May 23, 2023**