

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

MINUTES FROM 05/23/2023 REGULAR MEETING
(By Anita Szabo, Recording Secretary)

Members present: R. Draeger; N. Hawley; T. Kinch; R. Troman;

1. Call to Order

- Meeting officially called to order at 7:01 p.m.
- Pledge of Allegiance was recited.

2. Approval of April 2023 Meeting Minutes

- Minutes from 04/25/2023 meeting were reviewed.
- A motion to accept as written made by R. Draeger, seconded by T. Kinch, and passed unanimously by remaining members.

3. Public Comment

- Jeff Rund, a local citizen whose main concern is traffic safety, offered input on development of new Family Dollar/Dollar Tree store.
 - o He is in favor of a lower speed limit for that area.
 - o He put forth the idea of a walkway of some sort to connect all businesses in that area, in order to reduce traffic pulling out onto Berry and/or M106.
 - o He encouraged Township to do all that can be done in terms of regulating parking and landscaping so that the end result creates a “downtown” atmosphere.

4. Township Official’s Report (per N. Hawley and R. Troman)

- Several residents who reside on Jordan Road attended and expressed their feelings that a lower speed limit is needed on that road.
- Dates of Henrietta Township Fire Department’s Annual Rummage Sale were confirmed.
 - o Thursday, 6/8/2023 through Saturday, 6/10/2023, with donations accepted until Wednesday, 6/7/2023.
- Replacement of a culvert on Territorial Road was discussed.
- The Board gave itself a 3% raise.
- Questions were raised again about conditions of the old Henrietta School.
 - o Township attorney will attempt to address by drafting a letter to the LLC that pays the property taxes.
- A quote has been received for seal-coating the driveway of the Township offices

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.
 - o A detailed site plan of the parking lot and surrounding landscaping, which had previously been provided to all PC members, was reviewed and discussed.

- They have obtained an address (5035) which allows them to build a driveway.
- They are still in negotiations with the Drain Commissioner.
- A perk test was completed, which indicates a Health Department permit is most likely in the works.
- They have yet to satisfy stipulations as it pertains to lighting, sign design, and removing poles from side setback.
 - They will need to provide a revised site plan that ensures they are within compliance in these areas.

6. New Business

- Proposed ordinance text amendments relative to sign height and lighting in commercial areas.
 - A handout with proposed amendments, composed by N. Hawley, was distributed and discussed.
 - Amendments to consider included: inserting lumen equivalent of wattage in ordinances referencing same, and adding additional language in the areas pertaining to type/design of lighting and signs.
 - It was agreed to hold off on making a decision until it could be discussed further at next meeting when, hopefully, more PC members would be in attendance.

7. Committees/Special Projects/Administrative

- Rives Township has sent a letter amending their Master Plan to include solar energy systems in their Agricultural Land uses.

8. Public Comment/Open Discussion

- None.

9. Adjournment

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

Next Meeting: Tuesday, June 27, 2023