

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

MINUTES FROM 06/27/2023 REGULAR MEETING
(By N. Hawley, Substitute Recording Secretary)

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

Others present: A. Grimes; S. Keene; B. Stadler (Wolgast Corp.); P. Duszynski; D. Ferguson; D. Walsh.

1. **Call to Order** (Note: Township Official's Report was now item 6.)
 - Meeting officially called to order at 7:00 p.m.
 - Pledge of Allegiance was recited.
 - Planning Commissioner took Oath of Office from the Township Clerk.
 - Elections of PC Officers was held. N. Hawley will continue as Chair., and R. Troman will be Vice Chair.
2. **Approval of Meeting Minutes**
 - Minutes from 05/23/2023 meeting were reviewed.
 - A motion to accept as written made by R. Draeger, seconded by A. Wellington, and passed unanimously by remaining members.
3. **Public Comment**
 - None
4. **Old Business**
 - Ongoing Site Plan updates. Brian Stadler from Wolgast Corp. stated that his site plan meets engineering standards. The plan shown in October 2022 (with the stormwater basin behind the building site) was conceptual. The 10-foot of fall (slope) from the front of the site to the back is not reasonable. The originally presented January 2023 Site Plan had always intended to place the retention basin between the parking lot and roadway. Soil boring infiltration test and basin design covers the 100-year storm, channeling water to swales, and (French drain) leaching basin. He is waiting for the Drain Commission review and response. The depth of the retention basin is 7 feet. He would agree to adding a 4-foot black chain-link fence for safety concerns.
 - Mr. Ferguson (neighbor across from Site) is concerned on stormwater flowing onto his property.
The landscaping shrubs along the parking lot and adjacent residential property have been reinstated on the revised May 26th Site Plan to comply with the Ordinance.
 - Mrs. Walsh (adjacent neighbor) stated that noise & light nuisances will be a detriment, and lower property values.
 - Mr. Stadler will discuss with his client, about the automatic door entrance request for physically challenged customers.
He was agreeable with walkways connecting to adjacent businesses.

The parking lot pole lights will be 17-1/2 ft. high.

Mr. Stadler stated that the proposed monument sign dimensions are separate from the Site Plan but will comply with the Ordinance.

- The Jackson Co. Health Dept. has approved well and septic permits. The Soil Erosion and Sedimentation Permit, County Drain Permit, and JDOT permit have yet to be reviewed and/or approved.

N. Hawley stated that final review will take place after all other agency permits are obtained.

- Review: proposed text amendment Commercial Sign, and Outdoor Lighting added and deleted some text to simplify understanding of purpose. Consistency with R-1, Sec. 502.4 “detached garage” with R-2 text was clarified.
- Continued research: Zoning Tools That May Improve Oversight. Conditional Rezoning method was discussed but township attorney letter indicated it was problematic.

5. New Business

- Review of the Planning Commission 2022 – 2023 FY Annual Report. A motion to approve was made by J. Duszynski, seconded by R. Troman, and passed unanimously by remaining members.
- R. Troman reported on discussion with corner business property management contacts on obtaining their opinion on a M106 at Berry Rd. commercial cluster walkway between businesses. They favored the concept. Cost and method to funding will be researched.

6. Township Official’s Report (per A. Grimes)

- Board members approved the Tax Base for 2023. They approved members on the Planning Commission, Zoning Board of Appeals, as well as meeting and holiday dates. The Township Attorney has sent a letter concerning Township Ordinance violation to the property owners of the former Henrietta School on Meridian Rd. Enforcement is a very long process.

7. Public Comment/Open Discussion

– None

8. Adjournment

- A motion to adjourn meeting was made by R. Troman, seconded by R. Draeger, and passed unanimously by remaining members.
- Meeting adjourned at 8:53 p.m.

Next Meeting: Tuesday, July 25, 2023