

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

MINUTES FROM 07/25/2023 REGULAR MEETING  
(By Anita Szabo, Recording Secretary)

Members present: R. Draeger; J. Duszynski; A. Faist; N. Hawley; R. Troman  
Others present: D. Ferguson; D. Walsh

**1. Call to Order**

- Meeting officially called to order at 7:00 p.m.
- Pledge of Allegiance was recited.

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

- Minutes from 06/27/2023 meeting were reviewed with two (2) minor errors noted.
- A motion to accept with noted errors being corrected was made by R. Draeger, seconded by R. Troman, and passed unanimously by remaining members.

**3. Public Comment**

- None at this juncture.

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

- Henrietta Township Fire Department will be hosting a car show on Sunday, July 30, 2023, from 12:00 pm-4:00 p.m., rain or shine.
- Henrietta Township Fire Department's Annual Chicken BBQ is scheduled for Saturday, August 26, 2023, from 12:00 p.m. until sold out.
- Margie Walz, new County Commissioner for Jackson County, District 2, was in attendance at the last meeting and seemed up-to-speed and eager to learn all she can as it pertains to performance of her job duties.
- Much road work within the township has already been completed, and work is scheduled to begin on the new culvert installation on Territorial Road in the very near future.
- Letters have been sent by the township attorney to the lawyer's office representing the owner of the old Henrietta school property, but no response has been received yet.

**5. Old Business**

- Continued review of Wolgast Corporation's ongoing Site Plan updates for Family Dollar/Dollar Tree combo store to be located at 5035 East Berry Road.
  - o The position of the building on the lot was moved forward slightly, making the driveway entrance slightly shorter.
  - o The retention pond has been moved to the back of the property and its circumference increased so that it is more gradually sloped/not as deep.
    - It was the opinion of most members in attendance a fence surrounding it would no longer be necessary, as it should rarely hold water due to its location, its revised dimensions, and the soil composition in that location.

- Intensity of one of the pole lights at the northwest corner of the parking lot was increased with no explanation given.
- Drain Commissioner claims he never received the latest Site Plan, so that permit has yet to be obtained.
- A Soil Erosion and Sedimentation Permit will also need to be obtained, once Drain Commission Permit is issued.
- Wolgast claims they will comply with any and all township requirements.
- With the following stipulations being noted: 1) that the intensity of the pole light at the northwest corner be reduced to its previously reported illuminance; 2) that there are no further revisions to the Site Plan; and 3) that all other required permits are approved, a motion to make a preliminary recommendation for approval to the Township Board was made by R. Draeger, seconded by R. Troman.
  - Motion was voted upon by roll call with members R. Draeger, J. Duszynski, N. Hawley, and R. Troman voting “yes” and member A. Faist voting “no.”
- Ongoing review of proposed text amendments to Commercial Sign and Outside Lighting ordinances.
  - A handout composed by N. Hawley, which highlighted the latest revisions, was distributed and reviewed.
    - R. Troman stated that he feels a more subjective means of determining what is going to be considered “objectionable” is needed.
    - It was decided to carry over discussion of this subject to the next meeting.

**6. Public Comment** (Note: a change in order from original agenda, due to N. Hawley asking at this point if there were any public comments)

- D. Walsh inquired about the process for getting a parcel rezoned to commercial.
  - N. Hawley provided a brief explanation.
- D. Walsh reported receiving a letter in the mail from a company wanting to purchase her property (at a very low price), and several other PC members in attendance reported the same.

**7. New Business**

- N. Hawley reported that she has started the investigatory process for grant monies to assist in the cost for some sort of connecting pathway between the businesses at M106 and Berry Road, but has no specific details to present at this point.
  - Some of the questions/concerns raised and briefly discussed included where said pathway would be located, what it would be constructed of, and potential cost of same.

**8. Committees/Special Projects/Administrative**

- None.

**9. Adjournment**

- A motion to adjourn meeting was made by R. Draeger, seconded by J. Duszynski, and passed unanimously by remaining members.
- Meeting adjourned at 8:10 p.m.

**Next Meeting: Tuesday, August 22, 2023, at 7:00 p.m.**