

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

MINUTES FROM 09/26/2023 REGULAR MEETING
(By Anita Szabo, Recording Secretary)

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

1. Call to Order

- Meeting officially called to order at 7:32 p.m. (upon conclusion of Public Hearing immediately preceding).

2. Approval of August 2023 Meeting Minutes

- Minutes from 08/22/2023 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; no members of public present.

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

- A special meeting was held to discuss insurance for the new equipment that's been acquired and health coverage for employees.
- A hearing regarding renewal of White Lake's Weed Petition was held, and the renewal passed with no opposition.
- A bid was accepted for clean-up (fallen trees, etc.) of the Harrington Cemetery.
- A bid was accepted for crack-sealing the driveway of the Township offices.
- The company that owns the old Pleasant Lake school property was tracked down and was sent a letter by the Township's attorney.
- The gate at the Pleasant Lake Park will be closed during seawall replacement.
- The Henrietta Township Fire Department will be celebrating its 75th anniversary.

5. Old Business

- Results of the Public Hearing re: Proposed Text Amendments to Zoning Ordinances was reiterated for the record (proposed amendments were unanimously approved by PC members and the matter referred to the Jackson County Planning Commission; please refer to minutes from that meeting for additional details).
- Status of Site Plan approval for Dollar Tree/Family Dollar store to be located at 5035 Berry Road.
 - o A letter was received at the Township offices from the County Drain Commissioner, Geoffrey W. Snyder (a copy of said letter also being sent to all other pertinent parties), wherein he recommended the Township approve the Site Plan, contingent upon:
 - The property owner or its contractor obtaining a JCDOT Soil Erosion and Sedimentation Control (SESC) permit and implementing the requirements therein.

- The property owner or its contractor at least “rough-in” the storm water management facility (SWMF) (details pertaining to construction requirements of this facility were also set forth).
 - The Township obtain a “Sealed Certification” from the project engineer that all permanent SESC measures are installed/operational; the construction/development of the project is consistent with the referenced Site Plans; and the requirements of the Drain Commissioner’s office have been met or exceeded.
 - N. Hawley advised that she sent a letter to the developer, Wolgast Corporation, stating that she’ll expect the additional requirements as set forth in the Drain Commissioner’s letter to be forthcoming.
 - N. Hawley also advised that the Township Board did not accept the Planning Commission’s preliminary approval of the Site Plan, but referred the matter back to the Planning Commission until all necessary permits are obtained and all requirements have been met.
- Review and discussion on updates to the Township’s 2018 Solar Energy Ordinance.
 - PC Chair, N. Hawley, advised why she believes it necessary to discuss this subject and consider enhancing ordinances to further regulate: development of commercial solar “farms” is exploding, with some of the potential negative ramifications being loss of prime farmland and/or forests, permanent damage to soil, and loss of value to surrounding homes/properties.
 - N. Hawley advised that Kyle Foster, a concerned local citizen, stopped by the township offices and dropped off some research he’s conducted on the subject.
 - A handout containing the proposed ordinance text amendments was distributed and read through by N. Hawley.
 - No final decision was made; the matter will be discussed further at future meetings.

6. New Business

- Informational only: The Township may be receiving a conditional use permit for development of a campground, but no application has been submitted yet.

7. Committees/Special Projects/Administrative

- A planning meeting to discuss the annual Munith Halloween Parade will be held on Tuesday, October 10, 2023, at 9:30 a.m.

8. Public Comment/Open Discussion

- None; no members of public present.

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 8:47 p.m.

Next Meeting: Tuesday, October 24, 2023, at 7:00 p.m.