

WHITEHALL TOWNSHIP
7644 Durham Rd., Whitehall 49461
Planning Commission Meeting Minutes
April 1, 2026

I. Call to Order

Meeting was called to order promptly at 6:00pm by Carmen Rodriguez, Chairperson

II. Pledge of Allegiance

III. Roll Call

Planning Commission Members Present: Carmen Rodriguez, Al Wheeler, Tim Hicks, Kathy Dusseau, David Holly and Tom Zmolek

Guests Present: Dennis Kroll, Twp. Supervisor, John Duff, Kevin Standfuss, Rhonda Standfuss

IV. Approval of Agenda

A. Mr. Holly made a motion to approve the agenda. Mr. Wheeler seconded. Motion carried unanimously.

V. Approval of Minutes

A. Ms. Dusseau made a motion to approve the March 4, 2026 minutes which was seconded by Mr. Hicks. Motion carried unanimously.

VI. Public Hearing

A. Requesting but receiving no public comment, Ms. Rodriguez closed this part of the meeting.

VII. New Business

A. Update to Site Plan Review

1. Ms. Rodriguez explained that the present Site Plan Review was an update to an earlier approved review. Kevin and Rhonda Standfuss submitted an updated legal description of their property at 2303 West Holton-Whitehall Road, as well as a revised site plan. The revised plan added office space and a carport.
2. Members of the commission asked several questions about the plan which were answered by Mr. and Mrs. Standfuss.
3. Ms. Dusseau made a motion to approve the revised site plan as submitted. Mr. Holly seconded. A roll call vote was taken: Ms. Dusseau – Yes; Mr. Holly – Yes; Mr.

Hicks – Yes; Mr. Wheeler – Yes; Mr. Zmolek – Yes; Ms. Rodriguez – Yes; Motion carried.

B. Review of Whitehall Township Master Plan

1. Ms. Rodriguez opened discussion on the Township Master Plan.
 2. Discussion ensued about what revisions were needed and how to best approach these needed changes; whether to pursue an outside consultant to complete the project; and the estimated timeline.
 3. It was concluded that a consolidated plan would need to be completed by 2028 giving the commission time to review similar plans such as Blue Lake Township and to break the project into manageable steps.
 4. Mr. Kroll indicated there was no room in the current budget for use of an outside consultant such as the West Michigan Shoreline Regional Development Commission.
 5. Mr. Holly made a motion for the commissioners to review the current land use plan in preparation for discussion at the May meeting.
 - a. Following discussion, Ms. Rodriguez proposed a revision to the motion to include the current Land Use Supplement and requested that commissioners take time to mark up both documents with edits, questions, comments and concerns.
 - b. Mr. Hicks seconded the revised motion. Motion carried.
4. In support of Master Plan revision several offers of support were made:
- a. Mr. Kroll offered to contact Blue Lake Township about how they approached their Master Plan.
 - b. Mr. Zmolek offered to develop a preliminary or draft timeline for the project.
 - c. Mr. Hicks offered to research outside sources which could support plan revision and development.
 - d. Mr. Zmolek offered to develop a preliminary or draft table of contents for a consolidated plan.
 - e. Mr. Kroll offered additional administrative support for consolidating the plan.

VIII. Correspondence

- A. No new correspondence.

IX. Announcements

- A. The next meeting will be held on Wednesday, May 6, 2026, at 6pm.

X. Adjournment

- A. Ms. Dusseau made a motion to adjourn the meeting. Mr. Wheeler seconded. Motion carried. The meeting was adjourned at 6:49 pm.

Carmen Rodriguez, Chairperson

Date

Thomas Zmolek, Secretary

Date