

WHITEHALL TOWNSHIP
7644 Durham Rd., Whitehall 49461
Planning Commission Meeting Minutes
June 3, 2026

I. Call to Order

The meeting was called to order at 6:00 pm 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, Tom Zmolek, Brian Mulnix

Absent: Rachael Novak

Guests Present: None

IV. Approval of Agenda

- A. Mr. Hicks made a motion to approve the agenda. Ms. Dusseau seconded. Motion carried unanimously.

V. Approval of Minutes

- A. Ms. Dusseau made a motion to approve the May 6, 2026 minutes which was seconded by Mr. Wheeler. 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. Ms. Rodriguez introduced new member Brian Mulnix to the Commission. Brian previously served on the Planning Commission and was welcomed warmly by everyone.

VIII. Unfinished Business

A. Master Planning

- 1. Ms. Rodriguez opened the discussion on the Master Plan by inquiring what Mr. Zmolek discovered regarding possible funding. Mr. Zmolek explained that he had

researched possible technical funding through the Michigan Economic Development Corporation (MEDC) and their “Redevelopment Ready Communities” Initiative. Unfortunately, he reported, technical support funding is only available to entities committed to the RRC initiative for at least a year and primarily intended for communities interested in attracting businesses and increased commerce. Mr. Zmolek will bring information on the RRC Initiative to the August Meeting.

2. New member Mr. Mulnix encouraged the group, citing that many cities and townships complete their master plans without outside support and shared technical briefs and checklists from Michigan State University which would be helpful.
 - a) Ms. Rodriguez mentioned reliance on the work of neighboring townships. Mr. Mulnix agreed, citing Laketon Township as an excellent source.
3. Mr. Hicks inquired who sets the vision for the township through the Master Plan. It was concluded that while the Township Board approves the final vision, the work is primarily conducted by the Planning Commission.
4. Ms. Dusseau brought up the efficacy of the community survey which was used in completing the Township’s Recreation Plan as a model for gathering community input going forward.
 - a) Debate ensued on how questions would be framed. Mr. Zmolek suggested that roughly seven “high level” issues could be identified and community members polled. Ms. Rodriguez concurred and asked members to review the current Master Plan documents and shared between members and ultimately discussed at the August meeting.
5. There was a brief debate on the scope of development decisions in the township. This included discussion on how decisions are made affecting properties owned by the township. Mr. Mulnix shared his experience that most municipalities are not selling properties to raise funds, and he also indicated commercial development would help the township more than residential.

B. Article 31

1. Mr. Holly brought up the need to review and approve proposed Article 31 of the Township Zoning Ordinance concerning Solar Energy.
2. Ms. Rodriguez requested a motion to add this topic to the agenda. Mr. Holly made the motion which was seconded by Mr. Zmolek. Motion carried unanimously.
3. After a brief discussion about enforcement of the new ordinance, Ms. Rodriguez requested a motion to approve Article 31 as written. Mr. Wheeler made the motion. Ms. Dusseau seconded. Motion carried unanimously.

IX. Correspondence

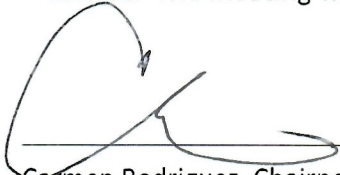
A. There was no new correspondence.

X. Announcements

A. The next meeting will be held on Wednesday, August 5, 2026, at 6pm.

XI. Adjournment

A. Mr. Hicks made a motion to adjourn the meeting. Mr. Holly seconded. Motion carried. The meeting was adjourned at approximately 6:45 pm.


Carmen Rodriguez, Chairperson

8/5/26
Date


Thomas Zmolek, Secretary

8.5.2026
Date