

WHITEHALL TOWNSHIP
7644 Durham Rd., Whitehall 49461
Planning Commission Meeting Minutes
September 2, 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, David Holly, Tom Zmolek, Brian Mulnix, John Duff

Absent: Kathy Dusseau, Rachael Novak, Township Attorney

Township Staff Present: Dennis Kroll, Township Supervisor, Tina Jackson, Administrative Assistant

Guests Present: Mishelle Comstock, Robert and Rebecca Meloche

IV. Approval of Agenda

- A. Ms. Rodriguez requested an addition to New Business regarding a question on the "Swimming Pool Ordinance." Mr. Holly made a motion to approve as amended; Mr. Duff seconded. Motion carried unanimously.

V. Approval of Minutes

- A. Mr. Duff made a motion to approve the August 5, 2026 minutes, which was seconded by Mr. Wheeler. Motion carried unanimously.

VI. Public Comment

- A. Ms. Rodriguez opened the public comment portion of the meeting.
- B. Being no public comment, Ms. Rodriguez closed the public comment portion of the meeting.

VII. New Business

- A. Ms. Rodriguez turned the attention of the commission to the application for site review by Shelby State Bank. She offered Ms. Mishelle Comstock, President and CEO of the bank an opportunity to summarize the bank's plans.
 - 1. Ms. Comstock shared that the bank simply wished to update and modernize the branch by "squaring off" the existing entrance making it easier to access as well as

adding some needed office space. No parking spaces will be eliminated.

2. After a few questions by commission members about lighting and signage, Mr. Mulnix made a motion to approve the site plan. The motion was seconded by Mr. Holly. Ms. Rodriguez initiated a roll call vote: Mr. Wheeler – Yes; Mr. Holly – Yes; Mr. Mulnix – Yes; Mr. Duff – Yes; Mr. Zmolek – Yes; Ms. Rodriguez – Yes; Motion carried unanimously.
- B. Ms. Rodriguez then introduced the issue of the swimming pool ordinance which was added to the agenda. She summarized the basic issue that Robert and Rebecca Meloche were requesting a variance to the specific language of the current ordinance which requires a five-foot fence enclosing all pools. They have an existing fence but would like to remove it in lieu of a secure pool cover.
1. A question arose about whether the commission has the authority to rule on this matter if the standards are derived from state law. Mr. Meloche shared a summary of his request which asserted that Michigan Public Act 230 of 1972 does not specifically address the issue of fencing and that existing Michigan Building and Residential Codes defers to the 2021 International Pool and Spa Code.
 2. At this point, it was agreed that consulting with Rachael Novak, Township Attorney, was in order. Mr. Duff made a motion to table the matter pending legal counsel. Mr. Holly seconded the motion. Motion carried unanimously.
- C. Ms. Rodriguez shared newly proposed policy language from the Township Supervisor, Mr. Kroll. According to the new policy, all requests to the Planning Commission be submitted by the 15th of the month prior to the PC meeting.
1. It was agreed that the new policy would be communicated to applicants by Ms. Novak as well as posted on the township website.
 2. Mr. Holly indicated adjacent townships have implemented this policy as well and made a motion to approve the new policy. The motion was seconded by Mr. Duff. Motion carried unanimously.
- D. The commission members were asked to consider a proposal to the township board which would put a “time-limited pause” or moratorium on data center applications to allow the township time to study the potential impact, both pros and cons, of approving a local data center.
1. Members shared thoughts about the proposal and ultimately Mr. Mulnix made a motion to support a recommendation to the township board to move forward with the proposed moratorium. Mr. Duff seconded the motion. Motion carried unanimously.

VIII. Unfinished Business

A. Master Plan

1. Ms. Rodriguez reopened the ongoing discussion about completion of the master plan.
2. After some debate about whether the plan could simply be reviewed and updated rather than completely rewritten, Mr. Zmolek offered to share goals revised from the 2004 and 2013 versions of the plan as a next step toward completion. This was

acceptable to the commission.

IX. Adjournment

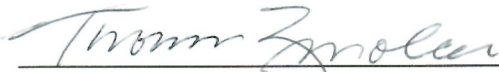
- A. Mr. Duff made a motion to adjourn the meeting. Mr. Wheeler seconded. Motion carried unanimously. The meeting was adjourned at 6:44 pm.



Carmen Rodriguez, Chairperson

10/6/26

Date



Thomas Zmolek, Secretary

10.6.2026

Date