

WHITEHALL TOWNSHIP

7644 Durham Rd., Whitehall 49461

Planning Commission Meeting Minutes

March 6, 2024

I. Call to Order

Meeting called to order at 1800 by Sharon Sikkenga, Chairperson.

II. Pledge of Allegiance

III. Roll Call

Planning Commission Members Present: Kathy Dusseau, Connie Bonner, Carmen Rodriguez, Amy Rusin, and Sharon Sikkenga. Also present: Arnie Erb, Supervisor and Laura Knapp.

IV. Agenda Approval

Motion made by Rusin and supported by Dusseau to approve agenda as written. Motion carried all in favor.

V. Approval of Minutes from February

Motion by Rodriguez to approve meeting minutes from February 7, 2024, as submitted and second by Bonner. Motion carried all in favor.

VI. Public Hearing Accessory Building Silver Creek Road

a. Proposed special use / site plan presented by Laura Knapp of 1617 Silver Creek Road.

- i. Knapp proposed accessory building in front of the rear line of her single-family home. Knapp stated this was necessary due to positioning of water well to the northwest of the home, as well as the septic and drain field in the rear of the home. Building the structure in the rear of the home would require additional land clearing and second driveway to reach the accessory building and for maneuvering of her boat for parking inside.
- ii. Knapp stated the purpose of the accessory building would be for storage of boat, tractor, kayaks, and lawn equipment.
- iii. Sikkenga noted the dwelling is 400 feet off the road and on a larger parcel of land.
- iv. Rodriguez stated that because the home is so far away from the road, the topography will not be disrupted, however, clearing more land for an additional driveway in order for the accessory building to behind the home would not be in line with greenspaces supported by the Township's Master Plan. Additionally, there are three to four other homes in the area with accessory building in front of the

dwelling. The view from the home would be the forest in back and the accessory building would disrupt this view.

- b. Public comment regarding this item only - none
- c. Close of public hearing
- d. Review of key criteria for special use
 - i. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. State your reasons.
 - Yes, the design and intended use is harmonious with other accessory buildings in the area and the area.
 - ii. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service. State your reasons.
 - Yes, the building is more accessible for fire access in the proposed location.
 - iii. Will not create excessive additional requirements at public cost for public facilities and services; and will not be detrimental to the economic welfare of the community. State your reasons.
 - No additional cost to the public.
 - iv. Will not involve uses, activities, processes, materials, equipment, and/or conditions of operation that may be hazardous, detrimental, or a nuisance to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, vibrations, glare, or odors. State your reasons.
 - No, this is a residential home with proposed accessory building for personal storage.
 - v. Will be consistent with the intent and purposes of this Ordinance. State your reasons.
 - Yes, the proposed accessory building will be built on a parcel zone for farm and agriculture.
- e. Motion by Rodriguez to approve Knapp's request for an accessory building to be erected in front of the dwelling as submitted with all other ordinances to be followed and supported by Dusseau. Motion carried with a roll call vote of 5-0.

VII. Public Comment - none

VIII. Unfinished Business

- a. Master Plan Review.
 - i. Sikkenga informed that all commissioners received copies of the current Master Plan for review. Sikkenga stated the Master Plan needs to be up-to-date every four years for the Township to be eligible for potential grants and funding.
 - ii. Dusseau suggested the commissioners to review the Land Use Supplement in addition.
 - iii. Erb reminded that the Master Plan may be re-adopted without changes or updates if necessary.
 - iv. Sikkenga suggested the commissioners review the documents over the next month and bring their thoughts to the next meeting.
 - v. Bonner inquired about the Recreational Plan. Dusseau informed this was already reviewed and up-to-date.

IX. New Business

- a. April Meeting Date Discussion
 - i. April 2024 meeting moved to April 10, 2024.

X. Correspondence – none

XI. Announcements

- a. Next meeting: Wednesday, April 10, 2024 at 1800.

XII. Adjournment

Motion was made by Dusseau and supported by Rogriguez to adjourn. Motion carried all in favor. Meeting adjourned at 1836.




Sharon Sikkenga, Chairperson

4/10/2024
Date



Carmen Rodriguez, Vice-chairperson

Date



Amy Rusin, Secretary

4/10/2024
Date