

WHITEHALL TOWNSHIP  
7644 Durham Rd., Whitehall 49461  
Planning Commission Meeting Minutes  
August 7, 2024

I. Call to Order

Meeting called to order at 1800 by Carmen Rodriguez, Vice-chairperson.

II. Pledge of Allegiance

III. Roll Call

Planning Commission Members Present: Madge Kraai, Kathy Dusseau, Carmen Rodriguez, Amy Rusin, Tom Zmolek, and Al Wheeler. Absent: Sharon Sikkenga. Also present: Arnie Erb, Supervisor, and multiple community members (see sign-in sheet).

IV. Agenda Approval

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

V. Approval of Minutes from June 2024

Motion by Wheeler to approve meeting minutes from June 5, 2024, as submitted and second by Dusseau. Motion carried all in favor.

VI. Rodriguez suggested moving public comment to after New Business. Commission agreed.

VII. Site Plan Review Aldi

- a. Site plan presented by Erik Allcore
- b. Dusseau inquired whether parking lot improvements will be made and when the store will be opening. Allcore stated these will be made directly in front of the store and it will be open to the public in approximately one year.
- c. Kraai asked if the appearance will be like other Aldi stores. Allcore verified store front will be similar to other Aldi stores.
- d. Motion by Rusin to approve site plan review as submitted with all other ordinances to be followed and supported by Kraai. Motion carried with a roll call vote of 6-0.

VIII. Development proposal by David Schultz

- a. Planned Unit Development Community Hickory Knoll Estates to consist of 72 building sites and club house with pool and basketball court. Development will also include community trash and mailbox area.
- b. Dusseau inquired whether homes would be manufactured, or stick built. Schultz stated that the new owner has a different philosophy than previous owner for

development and will consist of stick-built homes similar to the Tannery Bay development, however, not as close together. The average lot size for Hickory Knoll Estates is about 15,000 feet. Dusseau asked if the pool will be for the development only or open to the public. Schultz did not have the answer for this.

- c. Zmolek inquired if the township sewer system would be utilized. Schultz confirmed the development will use the municipal sewer system.
- d. Rodriguez reminded Schultz that the homes must only be single family per Township Ordinance and referred him to Rachael Novak for any zoning questions.
- e. Wheeler inquired if buyers were locking into certain blueprints for homes once they purchased a lot. Schultz stated this was not the plan, however, they do have some blueprints available should owners choose to utilize these.
- f. Rodriguez thanked Schultz for his presentation and invited him to attend the Township Board meeting on August 26, 2024.

IX. Public Comment regarding agenda and non-agenda items.

- a. Steve Dufort of 7870 Durham stated he was concerned about how the development would affect his home value and the increased traffic. Additionally, the pool would be next to his home which may affect the root system for trees in his yard and the noise level may be bothersome.
- b. Tone Rusin of 7900 Durham had similar concerns as Dufort with traffic and home values. Currently Durham is a dead-end street and entrance to the development would cause increased traffic.
- c. Mary Brumm of 7870 Durham additionally is concerned with the increased amount of traffic and stated her driveway is already used by several people as a turnaround. The traffic congestion would be worrisome especially when she walks her dog.

X. Unfinished Business

- a. Readoption of current Master Plan Review.
  - i. Zmolek deferred presentation of his suggestions as he has identified the Commissioners should move away from a tactical Master Plan. However, the history section was well written, and this should be maintained for the future Master Plan
  - j. Wheeler stated the document was very wordy and redundant; Plan may need to be updated to a new way of thinking.
  - k. Rodriguez suggested producing a more digestible document. Wheeler agreed that the community should want to read it and understand what they are reading.
  - l. Dusseau suggested Erb ask Brian Mulnix to attend a Planning Commission Meeting.

XI. Correspondence

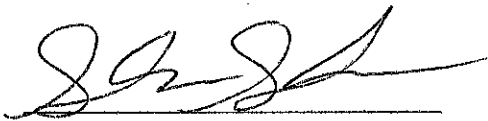
- a. Blue Lake Township notice of Master Plan Review public meeting invitation read by Rodriguez. Meeting to be held on August 14, 2024, at 6:30pm at the Blue Lake Township Hall. Online input will also be considered if unable to attend.
- b. Kraai suggested some of the Planning Commissioners may want to attend.

XII. Announcements

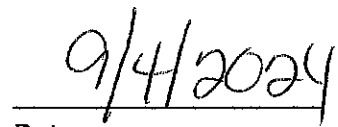
a. Next meeting: Wednesday, September 4, 2024

XIII. Adjournment

Motion was made by Zmolek and supported by Rusin to adjourn. Motion carried all in favor. Meeting adjourned at 1855.



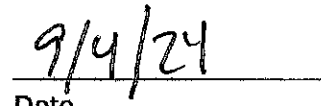
Sharon Sikkenga, Chairperson



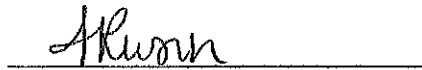
Date



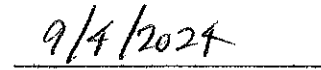
Carmen Rodriguez, Vice-chairperson



Date



Amy Rusin, Secretary



Date