WHITEHALL TOWNSHIP

7644 Durham Rd., Whitehall 49461

Planning Commission Meeting Minutes

August 6 2025

I. Call to Order

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

II. Pledge of Allegiance

III. Roll Call

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

Members Absent: Tim Hicks

Guests Present: Dennis Kroll, Township Supervisor, Kevin Standfuss, Kim Cooper, Amanda VanSickle

IV. Approval of Agenda

A. Chairperson Rodriguez requested review and a motion to approve the agenda. Ms. Dusseau made the motion to approve. Mr. Wheeler seconded. Motion carried.

V. Approval of Minutes

A. No minutes were taken for the last meeting held in May.

VI. Public Comment

A. Finding no public comment, Ms. Rodriguez closed the public comment section of the meeting.

VII. New Business

A. Standfull Concrete Site Plan Review

Kevin Standfuss briefly described the proposed use of the property at 2303 West Holton and answered questions from members of the commission.

Mr. Holly made a motion to approve the Site Plan Review with the following conditions:

1. Provide an accurate legal description of the property
2. Provide an updated site plan.
3. Implementation to comply with all existing ordinances

Motion was seconded by Ms. Dusseau. Roll Call: Unanimous.

B. Walmart Site Plan Review

Kim Cooper, a Civil Engineer representing Walmart provided a summary of the changes requested, including a remodeled façade, a small extension in the back of the store with expanded parking to continue and better support online pick-up and delivery. The new area will expand parking by 29 spaces with the original pick-up area in the front of the store being returned to regular parking. Ms. Cooper answered questions from the commissioners.

Ms. Dusseau made a motion to approve the Site Plan with one condition:

1. Implementation complies with all existing ordinances.

The motion was seconded by Mr. Holly. Roll call: Unanimous..

C. Soul and Story Creative Site Plan Review

Amanda Van Sickle, representing the owners (Red Herring Properties, LLC) and the Applicant, Nicole D. McDonald and answered questions of the commission. As this did not involve any new construction or change to the footprint of the property, there were few questions.

Mr. Holly made a motion to approve the site plan with one condition:

1. Implementation complies with all existing ordinances.

Mr. Wheeler seconded the motion. Roll call: Unanimous.

VIII. Announcements

A. The next meeting will be held on Wednesday, September 3, 2025 at 6:00pm.

IX. Adjournment

A. Motion to adjourn was made by Ms. Dusseau and seconded by Mr. Holly. Motion carried. Meeting adjourned at approximately 6:30 pm.

10/1/25

Carmen Rodriguez, Chairperson — Date

10/1/25

Al Wheeler, Vice-chairperson — Date

10.1.2025

Thomas Zmolek, Secretary — Date