

WHITEHALL TOWNSHIP

7644 Durham Rd., Whitehall 49461

Planning Commission Meeting Minutes

November 5, 2026

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: Carmen Rodriguez, Al Wheeler, Tim Hicks, Kathy Dusseau and David Holly

Planning Commission Member Absent: Tom Zmolek

Guests Present: John Duff, Steven Armstrong (owner, Pat's Media)

IV. Approval of Agenda

- A. Chairperson Rodriguez requested review and a motion to approve the agenda. After a minor correction to the date of the next meeting was made by Ms. Rodriguez, Mr. Hicks made the motion to approve. Mrs. Dusseau seconded. Motion carried.

V. Approval of Minutes

- A. Chairperson Rodriguez requested review and approval of minutes from September 3 (amended) and October 1 meetings. Mr. Hicks made the motion to approve, seconded by Mr. Wheeler. Motion Carried.

VI. Public Comment

- A. Ms. Rodriguez opened up the meeting for public comment, as there was no public present, Ms. Rodriguez closed this part of the meeting.

VII. New Business

A. Site Plan Review – Pat's Media

- a. Mr. Armstrong introduced himself and his future business plan to sell used media i.e. books, dvd/bluray, CDs, etc
- b. Mrs. Dusseau asked about whether the store would carry any "adult-only" media. Mr. Armstrong stated that they would not be.

- c. Ms. Rodriguez asked for a motion to approve the site plan in accordance with all existing ordinances.
- d. Mr. Holly made a motion to approve the site plan, seconded by Mr. Hicks. Ms. Rodriguez called for a roll call vote: Wheeler, Hicks, Dusseau, Holly, Rodriguez. Motion Carried- Unanimous.

VII. Unfinished Business

- A. Ongoing Review of Zoning
  - a. A lengthy discussion regarding best next steps took place amongst commission members, at which time Mr. Hicks volunteered to write up a recommendation regarding the need for a master plan as it pertains to the use and zoning of the parcels in question.

VIII. Correspondence

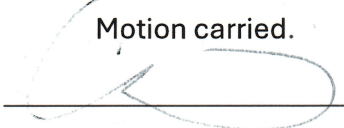
- A. No new correspondence.

IX. Announcements.

- A. The next meeting will be held on Wednesday, January 7, 2026 at 6pm.

X. Adjournment

- A. Mrs. Dusseau made a motion to adjourn the meeting. Mr. Wheeler seconded. Motion carried.

  
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Carmen Rodriguez, Chairperson Date

  
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Thomas Zmolek, Secretary Date