

**FRUITLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JUNE 5, 2025**

CALL TO ORDER	The meeting was called to order at 6:00 p.m.
MEMBERS ATTENDING	Chairperson Warner, Commissioners Holman, Josephson, Huldin, Lundell, Campeau and Butler.
MEMBERS ABSENT	None
ALSO PRESENT	Mike Baker Zoning Administrator and Anne Stewart Recording Secretary.
AGENDA	Motion by Commissioner Holman, seconded by Commissioner Campeau to accept the June 5, 2025 agenda as amended.
MINUTES	Motion by Commissioner Campeau, seconded by Commissioner Holman to accept the April 14, 2025 minutes as amended.

7 AYES

7 AYES

PUBLIC COMMENT

1. Patricia Whitener, 3293 W Bard. Noticed there were no March minutes online. Would like to see the minutes online to represent transparency.
2. Dan Allen, 4405 South Shore Dr, states he working on the cabins. He purchased them in October and is asking the Commissioners for guidance for extra time to get a building permit finalized and to try to preserve the historic aspects. Chairperson Warner stated at the time the zoning was created for historic resorts, there were four that were designated as historical resorts. Currently there is only one remaining that falls under historic designation. In respect to time schedule, Mr. Baker stated he running up on the time limit very soon. Mr. Baker stated this should be discussed with the Commission. Chairperson Warner asked Mr. Allen if he is using the same footprint? Mr. Allen stated he intends to keep the same footprint and stay within the medium density requirements. He is not looking to change anything but additional time would allow them to preserve the historical aspects. Currently he is limited to contractors and what can be accomplished.
Commissioner Holman made a motion to extend the time frame to get a building permit to rebuild the 3 storm damaged cabins in 2024 storm.

Commissioner Butler stated he felt there should not be a reply to public comment at this time.

Commissioner Holman retracted his motion.

3. Bill Cooper, 5720 Simonelli stated he moved in to area 8 months ago from upstate NY. He would like to look at giving back to community. He has a barn and would like to help kids train in wrestling. Possibly start a not for profit. Mr. Baker has spoken with him by phone prior to meeting. Chairman Warner stated that no businesses are allowed in residential areas but might look at special use.

NEW BUSINESS

1. Acquisition of Township Planning Consultant and plans going forward. A new planning consultant company was recently hired by the Township named Williams & Works. Their representative could not be present tonight but Chairperson Warner stated he would like to set up a special meeting with them in the future. Chairperson Warner would like to set a special meeting date to meet with them and one that could work for everybody. Chairperson Warner is currently looking at June 10, 12, 16, 24, 25, 30 and July 1. He would like to discuss language regarding electric car charging stations, direction towards reviewing the master plan that will need to be reviewed in coming year. June 24 was first choice and June 25 as a backup.
2. The master plan will be due to be reviewed in the coming year. Chairperson Warner would like to have a meeting with the new planning consultant on directions and recommendations to be addressed. Commissioner Butler discussed the proposed new building and it would be addressed in the 5-yr plan.
3. Notice from Dalton Township to conduct master planning for a subplan for the Lakewood Subdivision. Chairperson Warner did send a response to Dalton Township stating he did want to be involved in their process and get copies of their ongoing processes.

OLD BUSINESS

1. Electric vehicle charging stations. Chairperson Warner would like to meet with the new Township consultant for input and direction on the language for the EV charging stations to be set up for an ordinance.
2. **Pre-Preliminary Site Plan Review** according to **Article XV Site Plan Review**, for applicant, **Dennis Hughes, 5395 Scenic Dr., Whitehall, MI 49461** (in the old pickle barrel building) for a retail establishment according to **Article XI Neighborhood Commercial District, discussing use by right vs. use by special land use.**

Mr. Hughes presented copies of his recent site plan. He stated he is still planning for retail operation with ice cream. Chairperson Warner questioned the well being on another piece of property and asked if he has addressed this? Mr. Hughes stated

the Health Dept. has stated it is acceptable. Chairperson Warner questioned if well was owned by Mr. Hughes. He stated he has a title on the well. Tonight is still a pre- preliminary review and discussion only. Mr. Hughes stated the additional smaller building, which was too close to primary one is still present and he is considering attaching it to the primary structure rather than removal. Chairperson Warner reminded Mr. Hughes the plan needs to meet current ordinances pertaining to his project to include zoning sections 11, 15, 16 and 17 and needs to include everything current on property and current and any future plans, i.e. patio, lighting, designated handicap parking, fencing, current buildings and proposed additions.

The Commissioners stated that paperwork needs to be recorded regarding the shared well, possibly include both artificial and natural fencing especially to closest neighbor, and signed off by Health Dept. The Commissioners also stated that the current site plan does not include lighting and type and location of fencing. Also Mr. Hughes needs to address any other current buildings on property and the second parking lot in writing including future plans.

3. Definition of a basement. Chair Warner stated that he would like to keep it on agenda until next available public hearing. He does not feel it needs to have a special hearing at this time.

PLANNING/ZONING UPDATES

We did have a ZBA meeting on April 14, 2025 and addressed 2 cases. First, was at 5534 Simonelli Road to build an accessory building which was 125 sq ft more than allowed and it was denied. The second was on Oak Tree in Butterfield Woods and wanted a variance to be closer to the property line than the setbacks allowed and was denied. No new requests for June.

COMMISSIONER COMMENTS

Commissioner Butler would like to see the special June meeting to take the place of the July scheduled meeting.

Motion by Commissioner Butler, seconded by Commissioner Campeau, to make the special meeting in June the scheduled July meeting. This will have an agenda and take the place of the July meeting.

7 AYES

Commissioner Butler stated that there was some confusion during the March meeting to move the April meeting. Going forward everyone should be notified of any changes to meeting dates. Planning Commission should be kept up to date on the proposed new building.

Commissioner Lundell addressed Mr. Cooper's nonprofit/club. She would like to discuss clubs vs. businesses. Mr. Baker stated home occupations are exclusively in homes. He requested the accessory building instead. She questioned the definition of a home occupation.

Commissioner Campeau also addressed missing notifications.

Motion by Commissioner Holman, seconded by Commissioner Campeau, to allow Mr. Allen to extend his time to apply for the building permit to renovate the 3 cabins damaged in 2024 storm up to June 25, 2026.

7 AYES

PUBLIC COMMENT

No one addressed the Commissioners at this time.

ADJOURNMENT

Motion by Commissioner Campeau, seconded by Commissioner Butler to adjourn the meeting at 7:55 p.m.

Respectfully Submitted,

Anne Stewart
Recording Secretary