

**FRUITLAND TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 7, 2025**

CALL TO ORDER

The meeting was called to order at 6:01 p.m.

MEMBERS PRESENT

Chairperson Warner, Commissioners Campeau, Holman, Lundell, Butler and Josephson.

MEMBERS ABSENT

Commissioner Huldin.

ALSO PRESENT

Mike Baker Zoning Administrator, Anne Stewart
Recording Secretary and 6 interested parties.

AGENDA

Motion by Commissioner Holman, seconded by Commissioner Campeau, **ADOPTED**, to accept the agenda as amended.

6 AYES

MINUTES

Motion by Commissioner Holman, seconded by Commissioner Campeau, **ADOPTED**, to accept the minutes of the special meeting of June 24, 2025 as presented.

6 AYES

PUBLIC COMMENT

1. Jeff Marcinkowski, 3544 Jay Road, was present to ask the Planning Commission to discuss the Glazier Glenn cabins soon. He explained the reasoning and the need to the board and asked that it be put on their agenda soon.

NEW BUSINESS

1. Discussion dates for a combined meeting with the Township Board, Planning Commission, ZBA, and Parks and Recreation Committee. The Planning Commission proposed dates are: the first choice is September 11, second choice is September 18, with the 25th as a last choice. The purpose of the combined meeting will be to discuss the 5-year review of the master plan.
2. Ms. Alyssa Hunt and Kayla White for Mark White. Ms. Hunt and White were present to represent Mr. Mark White, who recently bought 15.4 acres, parcel 61-06-101-400-

0001-00, with the intention of building 3 homes for the family. He is wanting to change the current zoning on the property from a “mobile home park” to either “high density residential” or medium high density residential. He also proposed that once the zoning takes place, he would then purchase the parcel number 61-06-408-003-0001-00 (30.63 acres), which is currently landlocked. The Planning Commission chairperson stated that there would be discussion regarding this proposal, but no decision was to be made at this meeting.

There was discussion among the Commission members and Ms. Hunt and Ms. White regarding the requirements for rezoning, intended use of the land on both parcels, requirements by both the Township and Muskegon County, as well as when they could get on the agendas.

3. Ms. Jennifer Hodges, Housing Coordinator for Muskegon County, submitted a letter and information to address housing in the communities. The various information she provided in her letter was discussed. It was decided to invite her to the combined meeting in September.
4. Planning Commission received a letter from Fahey Schultz Burzych Rhodes regarding the Michigan Supreme Court decision on short-term rentals. Discussion among the members regarding the various decisions issued and how and if it will affect the Township and the master plan going forward.

OLD BUSINESS

1. The Township received a proposal from William & Works regard the charges to review the master plan. The two options were an update and a full rewrite.

Motion by Commissioner Butler and seconded by Commissioner Lundell, **ADOPTED**, to recommend the full rewrite package the Township Board for the review period of the 5-year master plan.

ROLL CALL:

BUTLER	YES
LUNDELL	YES
HOLMAN	YES
CAMPEAU	YES
JOSEPHSON	YES
WARNER	YES

2. Dennis Hughes, **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**.

The applicant was absent from the meeting. Commissioners questioned whether there is an expiration date on the request. The majority answer was no. There was correspondence from the neighbor to south and west. Ms. Koetje and Mr. Hannaman, who were both highly critical of the proposed project and presented concerns on his intentions in the future. The evaluation by the Muskegon County Road Commission stated some questions and concerns on their drawings. Chairperson Warner questioned drainage and agreed with the Road Commission statements. Chairperson Warner has stated to Mr. Hughes that he must address the Ordinance issues on his site plans many times at and since the initial meeting. To date the Planning Commission has not received an updated set of plans and Mr. Hughes has not returned to the Planning Commission.

Motion by Commissioner Butler, seconded by Commissioner Campeau, to table the preliminary site plan review indefinitely until Mr. Hughes either makes an appointment or commits to attend a Planning Commission meeting. The Commission will need a new set of plans and documentation back. There would be no placement on the agenda until then.

6 AYES

3. E V CHARGER. There have been no new updates.
4. Definition of a basement. It is tabled until the next public hearing.

PLANNING/ZONING UPDATES

Currently there is no Zoning Board of Appeals meeting scheduled.

PUBLIC COMMENTS

1. Jeff Marcinkowski, 3744 Jay Rd, voiced support for Ms. Hunt and Ms. White, and discussed the Bolema property and MTA support for the statewide initiative for short-term rentals. He would like for the Planning Commission to review definition of a "single family residence" at the next hearing. He stated GMED will do reporting requirements. Money has been allotted for the master plan review.

Motion by Commissioner Holman, seconded by Commissioner Josephson to adjourn the meeting at 7:16 p.m.

Respectfully submitted,

Anne Stewart
Recording Secretary