

This request has been approved in the past (approximately last 10 yrs.) and there have been no complaints regarding this tent so far. No complaints currently.

Motion by Commissioner Holman, seconded by Commissioner Campeau, **ADOPTED**, to approve the site plan review and grant their request to have temporary event tent from May 15 to October 10 for 5 years commencing in 2026 as presented.

5 AYES

OLD BUSINESS

- 1. Final 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), **Parcel # 61-06-013-100-0001-00**, for a retail establishment according to **Article XI Neighborhood Commercial District**.

The Commissioners stated they felt the final site plan review should be tabled until such time as Mr. Hughes brings the requirements discussed at the October 2 meeting.

The Recording Secretary stated that nothing has been submitted since that meeting.

Motion by Commissioner Butler, seconded by Commissioner Holman to remove item from the agenda until owner brings in requirements discussed at the October 2, 2025 meeting.

Discussion by Commissioners on if he would have to reapply. Commissioner Butler questioned if there was an expiration date on original zoning permit. Mr. Baker stated that he cancelled it because it was over 6 months and still being addressed.

Commissioner Butler questioned whether the Board was better off denying because Mr. Hughes could reapply again when ready. The Board unanimously felt it was not worth continuing to put on the agenda when it is not ready to be reviewed.

Motion by Commissioner Butler to deny Mr. Hughes' site plan review based on forward progress of the application pending review and being in conformance with the requirements set forth by the Planning Commission.

Commissioners discussed use of table vs. deny language for the motion. Chairperson Warner feels it should be officially be tabled.

Commissioners Butler rescinds his motions and Commissioner Holman rescinds his second of the motion.

Motion by Commissioner Josephson, seconded by Commissioner Holman, **ADOPTED**, to table the final site plan review for Mr. Hughes filed as, **Final 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), **Parcel # 61-06-013-100-0001-00**, for a retail establishment according to **Article XI Neighborhood Commercial District**.
until the information requested has been received.

5 AYES

2. Discussion of the Master Plan.

Currently there has been a steering committee meeting and reviewed the proposed questions for a proposed community survey. They asked for some changes and additional questions to go back to the Planner. Will try for a meeting in December.

3. Electric Car Charging Stations.

A new typed copy was sent to the Attorney for review. She has returned her suggestions. We will add her suggestions and bring back in January for review.

4. Short-Term Rental

You have copies of White Lake and Hamlin Twp. Ordinances. Commissioner Butler felt it should go to a sub-committee. He questioned the intent of the sub-committee. Commissioner Campeau felt the job of the sub-committee should be to take the best of both ordinances and form into one for Fruitland Twp. This would include if there would be an established number of permits and where. Volunteers for sub-committee: Commissioners Butler, Josephson, and Lundell. Chairperson Warner asked that they bring something back for February 2026 meeting.

PLANNING/ZONING UPDATES

ZBA had a meeting in November with 2 issues before them. One was for 6900 South Shore and the other was for McCormick station. Both were approved. There was one for January for a variance request but was changed to a lot split.

COMMISSIONERS COMMENTS

The Planning Commission is changing the January meeting from January 1, 2026 to January 8, 2026. Commissioner Holman leaves to go out of town December 13, 2025 for two weeks. He will be back January 3, 2026. Chairperson Warner wishes everyone present a Merry Christmas and a happy new year.

PUBLIC COMMENT

None.

ADJOURNMENT

Motion by Commissioner Holman, seconded by Commissioner Campeau, to adjourn the meeting at 6:38 P.M.

Respectfully submitted,

Anne Stewart
Fruitland Township

DRAFT