

It states in the zoning book, temporary or permanent structures. We don't specifically define temporary and permanent structures. Later in the handout Chairperson Warner has proposed language for that as defined in section 2.19.

Mr. Baker suggested removing the word persons out of proposed language and keep housing or storage. After discussion by Commissioners and Mr. Baker, it was agreed to take another look at this and bring it back next month.

Section 2.04 Definitions – C

Commercial

The existing language is listed. The proposed language contains the note that the Planning Commission is currently working on language for short term rentals to be allowed in multiple zoning districts. Chairperson Warner proposed the language listed.

After some discussion by Commissioners, the members agreed to the proposed language currently listed.

Section 2.09 Definitions – H

Home Occupation

Chairperson Warner addressed the existing language and in the proposed language added additional language, which was highlighted.

After discussion by Commissioners, it was agreed to take another look at it and bring it back next month and address the issue of employees and relation to other ordinances.

Section 2.19 Definitions – S

Setback Lines

Mr. Baker stated there was confusion with the existing language and inconsistencies of the setbacks. Chairperson Warner stated his proposed language in handout.

After discussion by the Commissioners, it was agreed to take another look at this and return next month.

Section 2.19 Definition – S

Structure – Permanent

After discussion by the Commissioners, it was agreed to replace the wording easily movable with readily movable and language was agreed upon by the members of the Planning Commission.

Section 2.19 Definition – S Structure - Temporary

The Planning Commission members discussed what structures would be considered a temporary structure. Mr. Baker discussed with the members what classification would be given to carports. Members discussed structures installed on temporary or permanent foundations would then be considered either temporary or permanent.

Planning Commission members agreed that the proposed language is acceptable.

Section 2.23 Definitions - Y

Yard

Mr. Baker discussed the current definition of a side yard which states it is only from the front to the back of the house. He believes the side yard should go the whole length.

Mr. Baker and Planning Commission members discussed the current inconsistencies with the existing language. Chairperson Warner proposed language to correct the inconsistencies and added changes to the way it is measured. Planning Commission members also addressed some typo changes. Planning Commission members also discussed the yard vs. side yard setback definitions.

It was agreed that on letters A and B, to leave the wording of “the full width of the lot” in the new proposed language and remove “from side yard to side yard” from letters A and B.

The Planning Commission members agreed on the current proposed language with the changes and corrections discussed.

Article 3 – General Provisions Section 3.08 B

Building inspector, Val Jensen, brought this topic up in regard to how garages are measured. It has been questioned whether the measurement should be exterior or interior usable floor area. Mr. Jensen suggested using the usable floor area, which would then eliminate any confusion.

Planning Commission members agreed to take another look at the proposed language and return next month for further discussion.

Section 3.31 – A Average Setback Lines

There are three separate designations. One for lakefront lots on Arterial Streets, non-lake front lots, and lake front lots on a residential street. Planning Commissioners discussed the term Arterial Street for Fruitland Township.

Chairperson Warner stated he tried to correct any grammatical errors, clarified setback and building locations, and how to be measured. He made some additions in the proposed language. Commissioner Josephson suggested changing the word “if” to and on the proposed language on all three designations.

Chairperson Warner stated he would amend the language and bring new copies next month.

OLD BUSINESS

1. New language regarding accessory building sizes discussed at the February, 2026 meeting.

Mr. Baker gave the members new handouts and explained the sizes on the handout. Chairperson Warner is proposing, instead of using what he proposed in February, 2026 to go to 1,200 sq ft minimum plus the .75%. That would make even the smallest property have an increase.

Planning Commission members and Mr. Baker discussed the minimum and percentage numbers that would be a good fit for all the residents and any limits to the maximum sizes to be allowed. It was also discussed putting language in to address lot splitting into a nonconforming lot. Mr. Baker agreed to rerun new numbers discussed and bring it back to the April 2026 meeting.

2. Master Plan

The survey deadline is coming up in approximately 1 week. Turnout is better than last survey. It has been decided that May 14 is the community workshop with Ryan. June 10 the date for the Planning Commission to meet with the Board.

3. Electric Car Charging Station

The language proposed is currently set for the next public hearing.

4. Short Term Rentals

Copies were given out in February 2026 meeting with the proposed language. This is still in the draft stage. Chairperson Warner stated that on page 3 that the application requirements #7 should say owners need to submit proof of approval from the building department, fire department, and health department. Under occupancy A, Members discussed the limitations on number of people allowed and the number of rentals allowed. Commissioner Lundell suggested that page 2, #2 designated concentration limits include a cap for the entire Township. It was discussed that after 3 violations the permit would be rescinded, as well as posting the permits.

Chairperson Warner suggested that the subcommittee meet and do some rewording for April meeting.

PLANNING/ZONING UPDATES

There was a February ZBA meeting. The resident request was granted. There will be an April ZBA meeting. A resident will come before the ZBA to request a variance to the accessory building size to build a pole barn on his property.

COMMISSION COMMENTS

Chairperson Warner stated he, Commissioners Lundell, Chris VanOosterhout and Scott St. Pierre went to a housing presentation at Muskegon Township with Ryan. Chris did a synopsis of the meeting. There was also additional handouts given to provide more information about Planning Commission decision making.

PUBLIC COMMENT

- 1. Jeff Marcinkowski, 3744 Jay Rd.** Short term rentals - a resident sent him wordage from Pittsfield Township which had a restriction that short term rentals would only be allowed at a host's principal residence. The reason for doing this was to try to keep the character of the Township and not become commercialized completely.
Inspections – when owner comes in for permit should provide proof of inspections. Limit on getting a permit on existing usage should be 90 days.
Should be first come first served. Will have a public hearing.
Suggested a chart or diagram in relation to ordinance language.
Definition of family should be addressed.
Addressed the square footage of a garage and how to measure.
Arterial roads are designated by Muskegon County Road Commission.
Michigan Adventure sale is close or has happened.
- 2. Chris Van Oosterhout, 3418 Orshal.** Short-term rental discussed with the capacities. He feels it should be at least 3 per room. 90-day limit should not penalize guests. We should not create ordinances that are not expected to be enforced. Township should be prepared for the possibility that Michigan Adventure could be gone.

Motion by Commissioner Campeau, seconded by Commissioner Josephson, **ADOPTED**, to adjourn the meeting at 8:59 p.m.

Respectfully submitted,

Anne Stewart
Recording Secretary