

**FRUITLAND TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 2, 2026**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

PRESENT

Chairperson Warner, Commissioners Holman, Butler, Lundell and Huldin.

ABSENT

Commissioners Campeau and Josephson.

ALSO PRESENT

Mike Baker Zoning Administrator, Anne Stewart Recording Secretary and 2 interested parties.

AGENDA

Motion by Commissioner Holman, seconded by Commissioner Huldin, **ADOPTED**, to accept the agenda as written.

5 AYES

MINUTES

Motion by Commissioner Holman, seconded by Commissioner Huldin, **ADOPTED**, to accept the March 5, 2026 minutes as amended.

5 AYES

PUBLIC COMMENT

Mr. and Mrs. Jeff Greve, 5018 Wilcox, Montague, MI are present to discuss a piece of property which they are in contract on and would like to develop once the contract is final. Currently the property lies in two different zones. He is looking at developing the property into a sports complex and discussed with the Planning Commission whether it would fall under Special use. The Planning Commission members discussed this with Mr. and Mrs. Greve how to proceed after the sale is final. Planning Commissioners stated that no Decisions would be made tonight.

OLD BUSINESS

1. Proposed Language Change for Various Sections.

Chairperson Warner handed out revisions to "Proposed Language Change for Various Sections," to all members with the changes discussed at the March 5, 2026 meeting. Mr.

Baker also distributed handouts to the members to review language to the Usable Floor Area, Section 3.08 Accessory Buildings and Uses, Section 3.09 – Regulations to applicable to all single-family dwellings, and Section 3.10 Temporary structures or buildings requiring zoning administrator authorization.

The Sections previously discussed are:

Article 2 – Definitions
Section 2.02 Definitions – A
Accessory Buildings

The Planning Commission reviewed the draft and unanimously agreed to the language.

Section 2.04 Definitions – C

Commercial

After review and discussion the Planning Commission members unanimously agreed to the language submitted.

Section 2.09 Definitions – H

Home Occupation

After review and discussion, the Planning Commission members unanimously agreed to the language submitted.

Section 2.19 Definitions – S

Setback Lines

After review and discussion, the Planning Commission members unanimously agreed to the language submitted.

Section 2.19 Definition – S

Structure – Permanent

After review and discussion, the Planning Commission members unanimously agreed to the language submitted.

Section 2.19 Definition – S

Structure - Temporary

After review and discussion, the Planning Commission members unanimously agreed to the language submitted. Mr. Baker suggested reviewing the permit language for this. Chairperson Warner stated that would be up to the Township Board.

Section 2.23 Definitions - Y

Yard

After review and discussion, the Planning Commission members unanimously agreed to the language submitted.

Article 3 – General Provisions Section 3.08 B

Mr. Baker addressed the Usable Floor Area section of his handout. After the Planning Commission members discussed the section and amended the wording the members unanimously agreed to the language submitted.

Section 3.21 A

Home Occupations

After review and discussion, the Planning Commission members unanimously agreed to the language submitted.

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.

Non-Lakefront Lots. After review and discussion, the Planning Commission members unanimously agreed to the language submitted.

Lakefront Lots on Arterial Streets. After review and discussion, the Planning Commission members unanimously agreed to the language submitted.

Lakefront Lots on Residential Streets. After review and discussion, the Planning Commission members unanimously agreed to the language submitted.

Mr. Baker brought up for discussion the handouts he submitted, Section 3.09 and 3.10. After discussion with the Planning Commission regarding manufacturing housing vs. mobile homes. Mr. Baker stated he would revisit these sections and be discussed at May meeting.

Motion by Commissioner Holman, seconded by Commissioner Lundell, **ADOPTED**, to bring the proposed language of the Sections discussed and agreed upon along with Section 3.08 to a public hearing in June and to include Electric Vehicle Charging Stations as well.

5 AYES

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

Mr. Baker gave the members new handouts and explained the sizes on the handout. After discussion by the Planning Commission members Chairperson Warner suggested to the Commissioners to use the 1,200 sq ft plus the 1.00% described in the handout distributed tonight. That would make even the smallest property 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.

Motion by Commissioner Butler, seconded by Commissioner Huldin, **ADOPTED**, to utilize the table of 1.25% plus 1,200 square feet and cap the maximum square footage of any accessory building at the 20-acre lot max of 12,090 square feet.

5 AYES

3. Master Plan

Survey is done. Participation has been good. The steering committee will meet on 4/6.

4. Electric Car Charging Station

The language will be set up for a public hearing in June.

5. Short Term Rentals

The language is in draft stage. Revisions and drafts will be made and brought back to the Commission in May.

PLANNING/ZONING UPDATES

Planning Commission has two requests before them in May. ZBA has one request in April.

COMMISSION COMMENTS

Chairperson Warner stated that the need to address data centers and industrial zoning district ordinance language.

PUBLIC COMMENT

1. Mark White, 2283 Oak River Lane, Muskegon, MI , stated he agrees with Commissioner Butler's discussion on larger accessory buildings.

Motion by Commissioner Holman, seconded by Commissioner Huldin, **ADOPTED**, to adjourn the meeting at 7:23 p.m.

Respectfully submitted,

Anne Stewart
Recording Secretary