

**FRUITLAND TOWNSHIP
PLANNING COMMISSION MEETING
MAY 7, 2026**

CALL TO ORDER

The meeting was called to order at 6:04 p.m.

PLEDGE OF ALLEGIANCE

PRESENT

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

ABSENT

Commissioner Holman and Zoning Administrator Baker.

ALSO PRESENT

Anne Stewart Recording Secretary and 3 interested parties.

AGENDA

Motion Commissioner Campeau, seconded by Commissioner Lundell, **ADOPTED**, to accept the agenda as written.

6 AYES

MINUTES

Motion by Commissioner Butler, seconded by Commissioner Huldin, **ADOPTED**, to accept the April 2, 2026 minutes as written.

6 AYES

PUBLIC COMMENT

Christopher VanOosterhout, 3418 Orshal Rd. had questions regarding public hearings.

NEW BUSINESS

- 1. William and Mary Josephson, 3425 W Lakewood Rd., Whitehall, MI 49461 request a change in zoning to Parcel #61-06-110-100-0003-00 to LDR.** The current zoning is RR.

Commissioner Josephson has recused himself during the request.

Motion by Commissioner Lundell, seconded by Commissioner Butler, **ADOPTED**, to open public hearing at 6:07 p.m.

5 AYES

Mr. Josephson is requesting a zone change to LDR to maximize use of property and to split in future to have some lots available for children. The current adjoining lots are zoned LDR. The Planning Commission received three letters against the request. The South end of property borders wet property.

Commissioner Butler asked if a perk test or analysis was completed? Mr. Josephson stated no. Mary Josephson stated the 2.5 acre parcels they would like to have are on higher ground.

Gail Colby, 3545 Lakewood Rd. stated the water table is very high in back part of property. He stated the further south on property the worse it gets. He is concerned with future water quality of ground water.

Sharon Babcock – 3521 Lakewood is against it.
Richard Salle – 3521 Lake is against it.

Commissioner Lundell asked Mr. Josephson if he could do 5 acre lots on higher end of property instead of 2.5 acres? He stated yes. Commissioner Lundell had a concern of going from RR to LDR and how far LDR is going to go. Commissioner Lundell questioned the current laws on splits.

Commissioner Campeau asked how deep is well? Answer was 80 something. He stressed the point, where does LDR stop.

Commissioner Butler questioned if intent was to split off back parcels in future. He also questioned if Mr. Josephson could get 5 acre parcels with survey? Mr. Josephson stated yes. Commissioner Butler stated goal should be to accomplish splits without rezoning to LDR.

Chairperson Warner stated the right-of-way is still there just not on map. He explained the current status and requirements of splits. He stated he has concerns with high water table and the RR characteristics township set forth.

Commissioner Huldin stated the Muskegon County Health Department would govern where septic fields could be put.

Motion by Commissioner Butler, seconded by Commissioner Campeau, **ADOPTED**, to close the public hearing at 6:29 p.m.

5 AYES

Motion by Commissioner Butler, seconded by Commissioner Campeau, **ADOPTED**, to deny William and Mary Josephson, 3425 W Lakewood Rd, Whitehall, MI 49461 request for zoning change to Parcel #61-06-110-100-0003-00 from RR to LDR.

ROLL CALL

Commissioner Butler	Yes
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Commissioner Campeau	Yes
Chairperson Warner	Yes
Commissioner Lundell	Yes
Commissioner Huldin	Yes

Commissioner Paul Josephson rejoined the Planning Commission.

- 2. Mr. and Mrs. John Lundell, 4669 Lorensen Rd., Whitehall, MI 49461 are requesting an agricultural overlay to parcel #61-06-114-400-0002-15 located on Todd Rd.**

Commissioner Lundell recused herself at this time.

Motion by Commissioner Campeau, seconded by Commissioner Butler, **ADOPTED**, to open the public hearing at 6:38 p.m.

5 AYES

Mrs. Lundell stated they are requesting an agricultural overlay for this parcel. Currently they are all connecting family property. They would like to have the agricultural overlay to stay consistent.

Commissioner Butler questioned the benefits of agricultural over. Chairperson Warner explained.

Patricial Whitener, stated at the ZBA meeting for her property she was told what is underlying is what takes priority. She also questioned then why does the agricultural overlay matter. Chairperson Warner further explained.

Christopher VanOosterhout explained the agricultural overlay.

Motion by Commissioner Butler, seconded by Commissioner Huldin, **ADOPTED**, to close the public hearing at 6:54 p.m.

5 AYES

Motion by Commissioner Butler, seconded by Commissioner Campeau, **ADOPTED**, to approve Mr. and Mrs. John Lundell request for agricultural overlay to parcel #61-06-114-400-0002-15 located on Todd Rd.

ROLL CALL

Commissioner Butler	yes
Commissioner Josephson	Yes
Commissioner Campeau	Yes

Commissioner Huldin	Yes
Chairperson Warner	Yes

Commissioner Lundell rejoined the Planning Commission board.

3. Reset the July meeting.

Discussion among the Planning Commissioner members to reset the date of the July meeting as the Township office will be closed on regularly scheduled date.

Suggestion was for July 9, 2026.

Motion by Commissioner Lundell, seconded by Commissioner Butler, **ADOPTED**, to move the July meeting from July 2 to July 9, 2026.

6 AYES

OLD BUSINESS

1. Changes to language on accessory buildings.

Chairperson Warner discussed the changes Mr. Baker has submitted to the Commission members.

Motion by Commissioner Butler, seconded by Commissioner Campeau, **ADOPTED**, to accept and substitute new (May 2026) language to Section 3.08 and move it on the June public hearing.

6 AYES

Motion by Commissioner Huldin, seconded by Commissioner Butler, **ADOPTED**, to move language changes submitted from Section 3.09 to the public hearing in June.

6 AYES

2. Master plan discussion.

The results are in from the survey. Chairperson Warner discussed the results with the Commissioners and where the respondents thought the direction the Township should go to. Copies of the survey will be forwarded to all Commissioners digitally.

3. Car charging stations.

The language for the car charging stations has been set for the June public hearing.

4. Short-term rental.

Commissioner Butler suggested making a motion to send the language to the attorney for review.

Motion by Commissioner Butler, seconded by Commissioner Lundell, **ADOPTED**, to send the language for short-term rental the Township Attorney to review and revision and send back to the Planning Commission to readdress at the June meeting.

6 AYES

PLANNING/ZBA UPDATES

ZBA had a request last month for an accessory building larger than what is currently allowed, which passed due to new accessory building language being considered.

COMMISSIONER COMMENTS

Chairperson Warner stated that Mr. Greves submitted a packet that illustrated possible future development. Chairperson Warner asked all Commissioners to review it.

PUBLIC COMMENTS

None.

Motion by Commissioner Campeau, seconded by Commissioner Huldin, **ADOPTED**, to adjourn the meeting the meeting at 7:34 p.m.

Respectfully submitted,

Anne Stewart
Recording Secretary

