

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING
May 29, 2024

Call to Order at 7:00 p.m.

Roll Call: Jacobson, Keaton, Wroubel, Peltonen, DeYoung, Vollmuth

Absent: Slopsema

Also in attendance: Planner Randy Mielnik, Recording Secretary Lois MacLean and Zoning Administrator Deb Graber

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None

Public Comment - not related to the Public Hearing: None

Public Hearing: Special Land Use Permit #2024-01, parcel 28-13-005-008-25, retail development greater than 10,000 sf.

- a. Open public hearing at: 7:05 p.m. on Special Land Use Permit and Site Plan Review #2024-01, parcel number 28-13-005-008-25 for a proposed retail development greater than 10,000 sf.
Property Owner: Dennis & Judith Hoxsie, 6578 M 72 E, Williamsburg, Michigan
Applicant: Midwest V, LLC – Peter Oleszczuk, 1435 Fulton St, Grand Haven, Michigan
Published in the Record Eagle on May 10, 2024
Notifications to property owners within 300' went out on May 3, 2024
- b. Presentation by Zoning Administrator Graber: provided a brief description of project.
- c. Presentation by Applicant: Joe Westebeke, with ENG, Jared DeVoursy and Scott Knowlton with Midwest V.
Property and all adjacent properties are zoned Commercial. Requesting a Special Land Use Permit (SLUP) and have provided the plan.
Have received most of the permits, many included in the packet and are working on the last couple permits.
Fire Department has provided a site report.
They will be bringing in fill.
They are not planning on a fence around the retention pond. There will be a curb for the cars and trees as a landscape will be a barrier. In this particular retention pond, no one has ever observed standing water.
Lighting will be per zoning standards.
Signs will be per the zoning standards.
Landscaping requirements per zoning standards.
Discussion regarding the façade. The plans appear to match the zoning standards.
Hours of operation 8 a.m. to 10 p.m. are the longest standing hours. Limited hours on holidays.
Construction will take about three to four months.
Landscaping tree plans are red maple, lilac, plus.
MDOT did not indicate a turn lane is needed.
Building 140' length x 76' wide, north and south length with a 14' wall height.
The planned fence on the east side of the property will be a six foot shadow box type.
The building is positioned more toward the back of the property.
No lighting on the east side – only on the west and north.
Façade will be a split face block and will be dark brown/bronze and tan. Standard façade looks like it meets zoning standards. PC members would like it to be similar in design to recent additions in the area.
Typically, there are ice and propane sales on the premises.
Building sits back 220'.
Building codes regarding snow loads and drainage plans will be met including an industrial gutter system.
It will be a flat roof, slightly pitched to the east.
Willing to make some façade changes.
The Dollar General brand is pretty standard and meets the zoning standards.
Grabber notes that there will be a 5% performance guarantee.
Grabber notes that it fits with the zoning ordinance.
- d. Public comment
Open at: 7:37 p.m.
Terry Polidori, 7737 M72, neighbor who owns the garage next door, prefers trees rather than a fence.

End at 7:39 p.m.

- e. Close public hearing at: 7:39 p.m.
- f. Discussion of Appeal

Don't see any problems and believes it would be good for the community.

Drainage and design will get the water into the retention pond.

Much discussion regarding the façade materials, color and look. Can accommodate the façade with a Bella Brick.

Can a simple façade change be handled through the zoning administrator? It can be approved with conditions.

Willing to upgrade their prototype. No design change requested, only a color change. They are bronze/brown and tan rather than brown and white.

Approve with the façade updates. Standard colors are what the area has already – bronze, brown and tan.

The façade with neutral colors is standard and matches the local color tones.

Six foot, shadow box fence with spruce trees to break it up. They are happy to add more trees.

They are willing to meet the conditions requested of landscape boulders, additional trees and façade requests.

Cannot start the building without approval or an approval with conditions.

Conditions would be 15 spruce trees staggered, 10' on center, eliminating the fence on the east side, five boulders between the trees on the north side of the parking lot, upgrade the façade with the Bella Brick-Sandusky Blend.

Sandusky Blend is brown and tan and is complimentary.

Signage will meet the zoning requirements.

Much discussion ensued regarding sign type and placement. Sign limitations are in place in the zoning ordinance.

This is a national chain and wants some consistency. The sign will be 70' off the highway and will be 20' max height. Visibility from the highway is important.

The building engineer has no control over the sign.

PC agreed that they can follow the sign ordinance as written.

- g. Findings of Fact: Harmonious with area. Presented materials comply with the zoning. They answered the questions and concerns. They provided a complete proposal.
- h. Decision – approve with conditions.
- i. MOTION by Keaton, second by DeYoung to approve the Special Land Use Permit #2024-01, parcel #28-13-005-008-25 with conditions of 15 spruce trees staggered, 10' on center, eliminating the fence on the east side, five boulders between the trees on the north side of the parking lot, upgrade the façade with the Bella Brick-Sandusky blend (Sandusky Blend is brown and tan to match the façade) and require a performance guarantee of 5% of the project value for a retail development greater than 10,000 sf. based on the stated findings of fact: Harmonious with area, compliance with the zoning, answered the questions and provided a complete proposal, standard hours of operation are 8 a.m. – 10 p.m.
Roll call: Jacobson-yes; Keaton-yes; DeYoung-yes; Wroubel-yes; Peltonen-yes; Vollmuth-yes; Slopsema-NA
Motion carried.

MOTION by Keaton, second by DeYoung to approve the site plan as presented.

Roll call: Vollmuth-yes; Slopsema-NA; DeYoung-yes; Wroubel-yes; Jacobson-yes; Keaton-yes; Peltonen-yes.
Motion carried.

Next meeting: June 5, 2024 at 7 p.m.

Public Comment: None

Commission Discussion/Comments: None

Adjournment:

MOTION by Vollmuth, second by Wroubel to adjourn. On voice vote, all in favor.

Meeting adjourned at 9:00 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary