

Rutland Charter Township Planning Commission Meeting

Wednesday, April 1, 2026 at 7 p.m.

Roll Call Members Present:

Steve Pachulski, Gene Hall, Larry Haywood, Jennifer Hayes

Members Absent: Dan King, excused

Others Present:

Stacey Graham, Rick Postema, Garrett Hubbell, Larry Hayes

Approval of Agenda:

Motion by Haywood, seconded by Hall to approve the April 1, 2026 meeting agenda. All ayes; motion passes.

Meeting Minutes:

Motion by Hall, seconded by Pachulski to accept the February 4, 2026 PC Meeting Minutes. Roll Call Vote: Pachulski - Yes, Hayes - Yes, Hall - Yes, Haywood - Yes. Motion passes.

General Public Comment: Larry Hayes spoke in favor The Other Body Shop project, encouraging PC members to approve the site plan.

Guests: Three in attendance

Board of Trustees Report:

RCT Board Trustee Gene Hall shares his report.

Zoning Administrator's Report:

RCT Zoning Administrator Stacey Graham shares her report.

New Business:

Site Plan Review: The Other Body Shop (570 S. Tanner Lake Road, Hastings)

Graham introduces Rick Postema of Richard Postema Associates, who presented the proposed site plan for a fitness center. Discussion occurred regarding the parking lot, landscaping, township engineer, road commission, fire department and health department approval process. Pachulski felt an SLU is needed for a gym. Graham noted her determination of the site as a permitted use based upon the surrounding properties and allowance of a professional clinic. Hubbell noted the facility would be open 24 hours a day, with key card access, and would serve approximately 150 clients per day. Peak volume would be approximately 35 clients at one time. Hall noted the plan as presented did not meet ordinance requirement for setbacks for the parking lot and building expansion. He recommended the applicant schedule a Zoning Board of Appeals meeting.

Motion by Hall, seconded by Haywood, to approve the Other Body Shop project based on the following conditions:

Compliance with the parking lot setbacks
Compliance with number of parking spaces required
Eliminate building expansion or request variance from ZBA
Barry Eaton District Health Department Approval
Rutland Charter Township Engineer Approval
BIRCH Fire Chief Approval
Barry County Road Commission Driveway Approval
Future Signage shall meet Township Ordinance and required permit(s)

Roll Call Vote: Pachulski - Yes, Hayes – Yes, Hall - Yes, Haywood - Yes. Motion passes.

Old Business:

Mixed Use District Ordinance Review

The PC discussed the first segment of Rutland Charter Township's Mixed Use District ordinance for possible alignment with the JPC Mixed Use District ordinance. Discussion will continue at the next PC meeting.

Open Comments: None

Adjournment:

Motion by Hall, seconded by Pachulski to adjourn at 9:27 p.m.

Submitted by Stacey Graham, Zoning Administrator