

RUTLAND CHARTER TOWNSHIP / CITY OF HASTINGS
JOINT PLANNING COMMISSION

June 17, 2026 Minutes

Chairperson Hatfield called the meeting to order at 5:30 p.m. with the following members present: John Resseguie (Hastings City), David Hatfield (Hastings City), Robin Hawthorne (Rutland Township), Ines Straube (Rutland Township), and Steve Pachulski (Rutland Township). Tom Wiswell (Hastings City) arrived at 5:33 pm.

Members absent: None.

Others present: JPC Zoning Administrator Stacey Graham, Hastings City Manager Sarah Moyer-Cale, Principal Planner Jim McManus, Fire Chief Mark Jordan, twenty-one members of the public, and three representatives for the Meijer development.

Chairperson Hatfield led the pledge of allegiance.

It was moved by Hawthorne and supported by Resseguie that the agenda for the meeting be approved as presented. All members present voting yes; motion carried.

It was moved by Straube and supported by Pachulski that the proposed minutes of the May 20, 2026, meeting be approved as presented. All members present voting yes; motion carried.

Public Comment:

- Fran Jones, 205 Penny Avenue, distributed a letter regarding information requests she had indicative of concerns inclusive of stormwater, a copy of the digital site plan, and technical questions regarding rezoning.
- Pam Schmiedicke, 101 Tanner Lake Road, expressed concerns over the potential negative impacts of the development, with specific examples.
- Nyla Rounds, 55 Mead Street, expressed concerns about negative impacts to her home if the development is constructed as planned and concerns about jurisdictional input and traffic on Tanner Lake Rd.

Staff Report: McManus noted that he was filling in for planning consultant Harvey, who was not available to attend the meeting. Graham stated that she had no report.

Public Hearings:

1. Proposed Zoning of Parcel #13-014-028-00 To Mixed Use District under the JPC zoning ordinance and zoning map.

It was explained that the parcel is already zoned as mixed use "MU" under the township ordinance, but because the jurisdiction is changing to the JPC, the property's MU zoning must be affirmed under the new jurisdiction. This is a map change only, and the individual requested use is not a part of the consideration.

Chairperson Hatfield opened the hearing to public comment at 5:49 p.m. No public comment was received. Chairperson Hatfield closed the comment period at 5:49 p.m.

It was moved by Pachulski and seconded by Wiswell to recommend to the Hastings City Council and the Rutland Township Board that parcel #13-014-028-00 be transferred from zoning district MU in the township to zoning district MU in the JPC jurisdiction. All members present voting yes; motion carried.

2. Special Land Use for Meijer, Inc Supercenter with Gas Station and Garden Center.

The public hearing was introduced by Stacey Graham, who explained that the retail component is permitted and the special land use permit request is for the gas station and the garden center. McMannus provided an overview of the staff report and emphasized that the SLU is focused only on the garden center and the gas station. He noted that the special land use considerations are on page 8 and 9 in the packet. Levitt noted that a gas station and garden center are typical in all new Meijer stores.

The public comment portion of the public hearing was opened by Chairperson Hatfield at 5:57 p.m. David Parker, 225 S. M-37 Hwy, stated that he was concerned about potential groundwater contamination resulting from the gas station. It was noted that EGLE licenses and regulates gas stations. No other comments were received. Public comments were closed to the public at 5:58 p.m.

It was moved by Wiswell and seconded by Resseguie to approve the special land use (SLU) requests for the gas station and garden center, contingent upon rezoning approval as recommended to both the City and Township Board.

3. Meijer Supercenter Site Plan

It was stated that the site plan review would be treated as a public hearing and that the commission would allow public comment. Graham presented an overview of the site and indicated that the JPC would be reviewing the plan and report for all elements and to see what remedies Meijer has, if any. McMannus stated that any waivers provided by the JPC, as allowed, should be documented, with the specific reason for the waiver included in the meeting minutes.

Matt Levitt, representing Meijer, provided an overview of their request. He noted that their team had discussed feedback received at the preliminary review last month.

McMannus reviewed the report findings with the Planning Commission. The greenbelt standards were discussed and it was explained that an additional row of conifers is being added along the property line by Penny Avenue. Trees are limited to ornamental species elsewhere due to power lines in the area. It was stated that Fishbeck (Meijer) prepared the landscape plan in aggregate and did not prepare an itemization of each landscape area (greenbelt, parking lot, and setbacks). Façade materials were discussed; Meijer stated that the building is not sided with metal panels; they are precast and colored and textured. The only metal panel is on the parapet and roof for maintenance reasons. The depth and width of the south and east elevations are not specified on the plan. Fishbeck stated that it does comply with the ordinance, but they have not provided a numerical value for that on the plan, but can do so to demonstrate compliance. It was also noted that the parapets do not shield rooftop equipment on the north and west sides as designed. Meijer responded that they would raise the parapets to comply. The building height exceeding the standard by three inches was also discussed.

It was also noted that there are greater than two rows of parking in the front yard. The ordinance states that this can be waived for large retailers and that the parking is oriented away from residences. Sidewalks along roadways are not included but will be added when there is neighboring development to connect to.

It was noted that lighting exceeds 0.4 foot candles along the Tanner Lake Road at driveway intersections, but that it is zero at the neighbor's property line. Meijer said that the foot candles are necessary for safe driving and everyone can see the entrances and curbing. All lights are LED cutoff lights and point directly down. The 32.5-foot lights are allowed internally to the site and comply. These lights provide a higher, more stable light toward the center of the parking lot. The building-mounted lights are typically 16 feet up, but Meijer can go to 8 feet instead, but will need to double the number of light packs.

It was noted that Meijer would be screening the utilities with trees. There was discussion about the number of driveways being proposed, as only three are allowed. It was noted that Meijer will only have three driveways. The fourth driveway is actually for Corewell and is on their property, although access to Meijer can also be gained from that direction.

Significant discussion ensued regarding Tanner Lake Road access, and multiple concepts were considered at length. It was determined that the southernmost driveway could accommodate traffic in all directions, except that exiting traffic may only be directed south toward the light at M-43. The northernmost driveway would allow traffic to enter from the south by making a left turn into the Meijer area, and traffic exiting the Meijer would be allowed to make a right turn only. No right turn entrance would be allowed at the north driveway.

Pachulski asked about the sound barrier wall elevation at the location of the loading docks with concerns about headlights from vehicles shining over the wall. The loading dock is above the trees; Meijer will add light screening.

Chairperson Hatfield opened up the floor to accept comment from the public.

- Derek, unknown address, asked about the revised traffic flow to the site and site security. Would like the sound barrier to be across the whole back of the store, not just the loading area.
- Nyla Rounds, 55 Mead Street, asked about the driveway because people can still enter from the north onto Tanner Lake Rd.
- Dean Rounds, 55 Mead Street, inquired about speed limits.
- Frances Jones, 205 Penny Avenue, asked about historical research on the property. It was noted that this is outside the purview of the JPC review. Standard environmental reviews were completed for the property transfer by Meijer.
- Amy Wilder, Tanner Lake Road, questioned if Tanner Lake Road was being widened. It was explained that the south portion of the intersection is being widened to add a left-turn lane for the traffic signal. That is the only area of widening. She also mentioned concern about traffic speeds.
- Dave Parker, 225 S. M-37 Hwy, spoke again, asking about what changes are happening on M-37. It was stated that a center left turn lane will be added for a short stretch.

Chairperson Hatfield closed the comment period at 7:10 p.m.

Additional discussion regarding site plan elements, with emphasis on access drives along Tanner Lake Road, continued.

It was moved by Resseguie, and seconded by Hawthorne, to approve the site plan with the findings and contingencies described below:

Contingencies

- Must provide itemized sizes for each landscape area to verify compliance
- The depth and width of the South and East elevations are required to verify compliance
- The parapets shall be raised to shield rooftop equipment
- The Tanner Lake Road driveways will be modified. The north driveway will allow right-turn exits (south) and left-turn entrances only. The south driveway will allow exits to the right (south) only, but entrance will not be limited by direction.

Waivers and Findings

- Façade materials are deemed appropriate due to the small amount of metal being proposed and not being the primary building material.
- The main building height exceeding the requirement by three inches was approved by the Planning Commission due to overall aesthetic and design functionality and no perceived negative effects.

- Having greater than two rows of parking in the front yard area was approved by the Commission due to the waiver allowed for large retailers as allowed in the ordinance. The parking is oriented away from residences.
- Sidewalks will be installed at the owner's cost in the future should there be adjacent developments with sidewalk access as required.
- Lighting exceeding 0.4 foot candles along Tanner Lake Road at driveway intersections is approved due to improved driver safety, keeping the entrances and curbs highly visible, and confirmation that illumination is zero at the property line.
- Building-mounted lighting at 16 feet in height is allowed due to the significant screening being installed, as well as the ability for the lights to be strictly focused downward.

All members present voting yes, motion carried.

New Business: None

Old Business: None

Public Comments: A resident from 2201 W State Rd. asked if water and sewer extensions were approved.

Commissioner Comments: None.

Adjournment: It was moved by Pachulski and seconded by Hawthorne to adjourn the meeting. All members present voting yes; motion carried. Adjourned at 8:19 p.m.

Respectfully submitted,

Sarah Moyer-Cale
Recording Secretary