

RUTLAND CHARTER TOWNSHIP / CITY OF HASTINGS
JOINT PLANNING COMMISSION
May 20, 2026 Minutes

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

Members absent: None.

Others present: JPC Zoning Administrator Stacey Graham, Hastings City Manager Sarah Moyer-Cale, JPC Planning Consultant Rebecca Harvey, six members of the public, and three representatives for the Meijer development.

Chairperson Hatfield led the pledge of allegiance.

It was moved by Hatfield and supported by Hawthorne that the agenda for the meeting be approved with the addition of item 7C – to set a public hearing for special land uses associated with the Meijer site. All members present voting yes; motion carried.

It was moved by Wiswell and supported by Straube that the proposed minutes of the December 17, 2025, meeting be approved with a spelling correction for Straube’s name in “new business”. All members present voting yes; motion carried.

Public Hearings: None.

New Business:

Preliminary Site Plan Review – Meijer, Inc.

An overview of the preliminary site plan was presented by Matt Levitt (Meijer) and Jason Vander Kodee (Fishbeck). It was noted that the site will comprise a 160,000 sq ft Meijer Supercenter featuring a garden center, a 7-pump gas station, and out lots for future development. The project will be similar in scope to that of the existing Meijer stores in Hudsonville and Plainwell.

It was noted that the property will need to be rezoned from MU in the Township Ordinance and jurisdiction to MU in the JPC Ordinance and jurisdiction. In addition, a special land use permit will need to be obtained for the gas station use and the garden center use. It was noted that an outdoor display is proposed for the garden center. The supercenter/retail portion of the site plan is a permitted use.

In response to questions from the commissioners and the planning consultant, Meijer noted the following:

- It has not yet been determined how the out lots will be developed.
- Meijer feels that the means of stormwater retention and the retaining wall with a sound barrier have been responsive to the public and township's expressed concerns about the site.
- The lighting will be LED and designed to illuminate the depth of the drives only.
- The pick-up area will be one-way and located on the east side of the building.
- There will be fall protection on the retaining wall.
- The soils on the site are not conducive to natural stormwater management.

It was suggested that Meijer add more trees throughout their proposed parking area to increase shade.

Significant discussion ensued regarding the proposed traffic pattern on Tanner Lake Road and the driveways to the supercenter. Impact on local traffic, nearby residents, emergency response, and traffic redundancy were discussed. The roles of the M-37 Corridor Committee and the Barry County Road Commission in the driveway reviews were unclear. It was decided that more information was needed from the road commission regarding what was conditionally approved and the extent of the corridor committee's authority with respect to site access. Chairperson Hatfield stated that he would reach out to the road commission for a meeting on this subject.

Questions were accepted from the public.

Set Public Hearing for Rezoning

It was moved by Pachulski and supported by Resseguie to schedule a public hearing to accept comments on the proposed rezoning of Parcel #13-014-028-00 to Mixed Use District under the JPC Zoning Ordinance/Map on June 17, 2026 at 5:30 p.m. All members present voting yes; motion carried.

Set Public Hearing for Special Land Uses at Meijer Site

It was moved by Wiswell and supported by Pachulski to schedule a public hearing to accept comments on the proposed gas station and garden center special land uses on the Meijer Site on June 17, 2026 at 5:30 p.m. All members present voting yes; motion carried.

Old Business: None.

Public Comments: Questions were asked about when the project will start, as well as procedural questions. There was also a comment about Tanner Lake Road traffic and the effect on pedestrians.

Commissioner Comments: Wiswell requested a digital copy of the site plan.

It was moved by Wiswell and seconded by Resseguie that the meeting be adjourned. All members present voting yes; motion carried. Meeting adjourned 6:45 p.m.

Respectfully submitted,

Sarah Moyer-Cale
Recording Secretary