

WHITEHALL PLANNING COMMISSION AGENDA
CITY HALL COUNCIL CHAMBERS
Tuesday, March 4, 2025
6:00 P.M.

1. Meeting Called to Order - Chair Dillivan
2. Approval of the Agenda
3. Approval of the February 2025 Meeting Minutes
4. Communications
 -
5. Public Comment

Persons wanting to address the Commission may do so at this time. After recognition by the Chair, please come forward to the podium, state your name, and provide your comments. Comments will be limited to no more than three minutes.
6. Unfinished Business
7. New Business
 - Resolution 25-03 - Byfam Site Plan
8. Adjournment

**Whitehall Planning Commission
Meeting Minutes
February 4, 2025**

Present

L. Abramson, B. Armstrong, D. Bowyer, A. Church, J. Dillivan, S. Salter

Absent

R. Blankstrom, J. Holmstrom,

Call to Order

Secretary Abramson called the meeting to order at 6:00 p.m.

Oaths of Office

Clerk Bourdon administered the oath of office to Bowyer.

Agenda

Motion by Armstrong, second by Salter, CARRIED, to approve the agenda as submitted. All voted yes.

Election of Chair and Secretary

Motion by Armstrong, second by Church, CARRIED, to nominate Dillivan as Chair. All voted yes.

Motion by Salter, second by Armstrong, CARRIED, to nominate Abramson as Secretary. All voted yes.

Public Hearing

Chair Dillivan opened the public hearing at 6:05 to receive comments regarding a proposed zone change on Benston Road from Open Space to Industrial.

Ms. Miller, 810 Benston spoke in opposition of the zone change. Abramson read a letter of opposition from Ms. Alvesteffer, 1004 Benston.

There being no further comment, Chair Dillivan closed the hearing at 6:19

Approval of Minutes

Motion by Armstrong, second by Church, CARRIED, to approve the October 2024 meeting minutes as submitted. All voted yes.

Communications

Chair Dillivan placed the Annual Report, with a corrected date, on file.

Public Comment

Mr. Alvesteffer, 1004 Benston, spoke in opposition to the zoning change.

Unfinished Business

New Business

- Resolution 25-01 Meeting Schedule

Motion by Armstrong, second by Salter, CARRIED, to adopt Resolution 25-01 approving the 2025 meeting schedule. Roll Call Vote: 6 yes, 2 absent.

Commissioners confirmed the 6:00 meeting time following consideration of a request from Commissioner Holmstrom to move the time to 7:00 p.m.

- Resolution 25-02 Zone Change

Motion by Salter, second by Dillivan, to adopt Resolution 25-02 changing the Benston Road property zoning from Open Space to Industrial. Roll Call Vote: 3 yes (Armstrong, Dillivan, Salter), 3 no (Abramson, Bowyer, Church), 2 absent.

Adjournment

There being no further business, Chair Dillivan adjourned the meeting at 6:29 p.m.

WHITEHALL PLANNING COMMISSION
RESOLUTION 25-03

WHEREAS, Winberg Construction has submitted a site plan on behalf of Byfam LLC for the construction of an office/warehouse at 1215 Delaney Street.

WHEREAS, standards for M1 Industrial District site plan approval under Ordinance S15-10 address lot size, lot width, setbacks, heights, activities, storage, landscaping, lighting, refuse containers, screening, performance standards, street access, building grades, water and sanitary sewage facilities, fences, accessory buildings, parking, and signs.

WHEREAS, the Zoning Administrator has reviewed the site plan and finds that it meets all zoning requirements.

NOW, THEREFORE, BE IT RESOLVED

the Whitehall Planning Commission finds that the proposed site plan adequately meets the standards for approval and approves the site plan as submitted.

Moved by _____, seconded by _____, and thereafter CARRIED by the City of Whitehall Planning Commission at a regular meeting held March 4, 2025 at 6:00 p.m.

Roll call vote: __ yes, __ no, __ absent.

Scott K. Huebler, Zoning Administrator

| | |
|-----------|---------|
| PROJECT # | 2009029 |
| ISSUES | |
| BOOK | JUST IN |
| REVIEWS | |
| PROJECT # | |
| ISSUES | |
| BOOK | |
| REVIEWS | |
| PROJECT # | |
| ISSUES | |
| BOOK | |
| REVIEWS | |
| PROJECT # | |
| ISSUES | |
| BOOK | |
| REVIEWS | |
| PROJECT # | |
| ISSUES | |
| BOOK | |
| REVIEWS | |



SITE PLAN LAYOUT
 SCALE 1" = 100'

| PROJECT INFORMATION | |
|---------------------|---------------------------------------|
| PARCEL ID # | 61-22-034-300-0029-00 |
| ADDRESS | 1215 DELANEY DR WHITEHALL MI 49461 |
| ACREAGE | 2.93 ACRES |
| COUNTY | HURON COUNTY, MI |
| FRONT SETBACK | 35' |
| SIDE SETBACK | 20' |

*PIN = 61-22-034-300-0029-00
 2.93 ACRES*

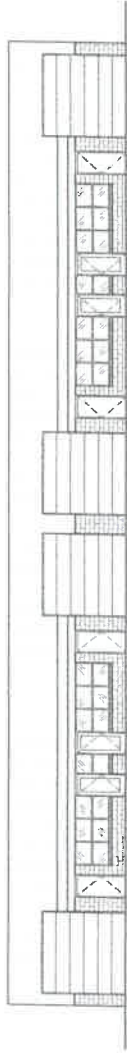
*1215 DELANEY DR
 WHITEHALL MI 49461*



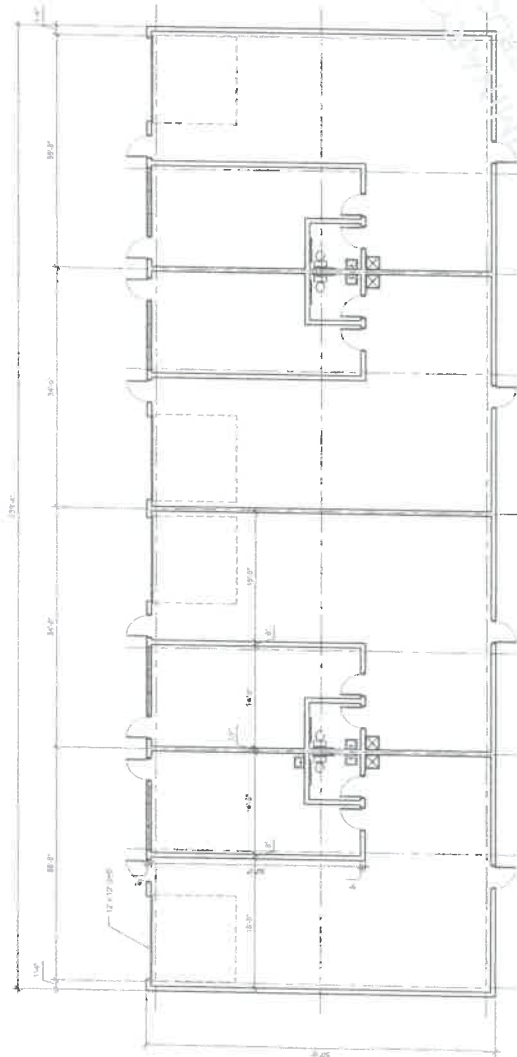
NEW BUILD FOR
 OFFICE WAREHOUSE
 WHITEHALL, MI

| | |
|-------------|-----------------------------|
| PROJECT # | 2006028 |
| DATE | 08/21/06 |
| PROJECT | OFFICE WAREHOUSE |
| CLIENT | UNIVERSITY MICROFILMS |
| DESIGNED BY | CONCEPT DESIGN STUDIO, INC. |
| CHECKED BY | CONCEPT DESIGN STUDIO, INC. |
| DATE | 08/21/06 |
| PROJECT | OFFICE WAREHOUSE |
| CLIENT | UNIVERSITY MICROFILMS |
| DESIGNED BY | CONCEPT DESIGN STUDIO, INC. |
| CHECKED BY | CONCEPT DESIGN STUDIO, INC. |
| DATE | 08/21/06 |
| PROJECT | OFFICE WAREHOUSE |
| CLIENT | UNIVERSITY MICROFILMS |
| DESIGNED BY | CONCEPT DESIGN STUDIO, INC. |
| CHECKED BY | CONCEPT DESIGN STUDIO, INC. |
| DATE | 08/21/06 |

SHEET TITLE
 FLOOR PLAN &
 ELEVATION
 SHEET NUMBER
A1.02



FRONT ELEVATION
 SCALE 1/8" = 1'-0"



FLOOR PLAN
 SCALE 1/8" = 1'-0"



Muskegon County Property Information Viewer

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[PopUp_Panel](#)

(1 of 1)

[Clear](#)

[Zoom to](#)

Parcels: 61-22-034-300-0029-00

PIN: 61-22-034-300-0029-00
Address: 1215 DELANEY DR
WHITEHALL, MI 49461

Owner: BYFAM LLC
5715 SCENIC DR
WHITEHALL, MI 49461

Class and Value Information:

Property Class: 201
Assessed Value: \$158,200.00
State Equalized Value: \$158,200.00
Taxable Value: \$158,200.00
Principal Residence Exemption: 0%

Additional information:

GIS Land Acreage: 2.93 Acres
School District Code: 61240
School District Name: WHITEHALL
SCHOOL DISTRICT
Assessors Primary Zoning*: M-1 LIM

**Note: Zoning listed is per the Assessors Database and IS NOT THE OFFICIAL ZONING. Please verify zoning if needed with the local municipal zoning administrator.*

Property Tax Description:

CITY OF WHITEHALL
PARCEL "K" CITY OF WHITEHALL
COM AT S 1/4 COR
TH N 01D 27S 05M E 33.02 FT
TH N 86D 24S 14M W 15.14 FT
TH N 64D 42S 46M W 300.85 FT TO POB
TH CONT N 64D 42S 46M W 371.40 FT
TH N 01D 28S 47M E 277 FT

-86.327 43.387 Degrees

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Muskegon County GIS, Muskegon County, Michigan