

VILLAGE OF FRUITPORT  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
**December 2, 2025**

**Call to Order**

The regular meeting of the Fruitport Village Planning Commission was called to order on Tuesday, December 2, 2025, at 6:00 PM at Fruitport Township Hall, 5865 Airline Rd.

**Roll Call**

Present: Commissioners Sam Ajwah, Jen Wakely, Matt Kotech, Kathy Freberg, and Chris LeFaive.

Absent: N/A

Others Present: Village Council President Roger VanderStelt; Brian & Christine Hoy.

**Approval of Minutes**

Motion by Commissioner Wakely, supported by Commissioner Kotecki, to approve the minutes of the November 12, 2025 regular meeting. Motion carried unanimously.

**Approval of Agenda**

Motion by Commissioner LeFaive, supported by Commissioner Wakely, to approve the agenda as amended for the December 2, 2025 meeting. Motion carried unanimously.

**Public Comment on Agenda Items**

None.

**Correspondence, Reports & Communications**

**Beautification – Bridge Lighting Project:** Commissioner LeFaive reported that the project is moving forward, and that there is still a chance for it to be completed before the Christmas holiday.

**Pending Business**

Regarding the two ordinance items under review (building exteriors and waterfront lot setbacks), the Planning Commission reached the following conclusions:

Waterfront Setbacks:

“After reviewing the zoning ordinance, the master plan, the state variance criteria, and the purpose of the waterfront setback, the Planning Commission finds no rational basis to reduce the 50-foot setback. No hardship was presented, and lowering the lakefront setback would undermine consistency, environmental protection, and the intent of the ordinance. The Commission does not recommend any amendment to the waterfront setback provisions.”

Building Exteriors:

“After reviewing the zoning ordinance, the master plan, past applications, and the purpose of the existing building-exterior standards, the Planning Commission finds no rational basis to

further restrict or tighten the ordinance. No evidence was presented demonstrating a need for stricter requirements, and imposing additional limitations could deter future investment and discourage prospective homeowners who are drawn to the Village's balanced and flexible residential standards. The Commission does not recommend any amendment to the building-exterior provisions at this time."

No vote occurred on either item, as no motion was made to recommend a change to the ordinance.

The Planning Commission will begin the process of reviewing and updating the existing Master Plan to be completed by the end of the first quarter of year 2026.

### **New Business**

Commissioner Ajwah informed the Planning Commission that an initial review may soon be required for a prospective new business, Sculptured Ice, at 169 Park Street. Additional information has been requested, and the potential business owner is currently compiling the necessary materials in anticipation of the February meeting.

### **Public Comment (General)**

Property owners Brian and Christine Hoy expressed their support for the Commission's findings regarding the waterfront setback ordinance and inquired about the proper avenue for moving their project forward. It was noted that the Zoning Board of Appeals is the only body authorized to grant reasonable exceptions when a compelling case is presented. The averaging provision already included in the ordinance, demonstrated hardships, and relevant precedents are among the factors typically considered by the ZBA.

### **Items for Review or Action**

- Confirm next Commission Meeting: **Tuesday, February 10, 2026 at 6:00 PM.**
- Acting Secretary to submit approved meeting minutes and agenda to the Village Clerk for public posting.

### **Adjournment**

Motion by Commissioner LeFaive, supported by Commissioner Wakely, to adjourn. Motion carried unanimously. The meeting adjourned at 7:03 PM.

Prepared by: **Sam Ajwah, Acting Secretary**