

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 3, 2016**

The following residents and guests signed in as present:

Tom Wirth	Matt Garnecki	Tom Wyman	John Wermuth
Ken Boyd	Pam Boyd	Linda Dagenhardt	Bob Hoffman
Diane Scheib-Snider	Angela Beckman	Elsie Wermuth	Dean Beckman

Other(s) present: Clerk/Debbie Miller, Chris Gruba (LSL Planning), David Plewes, Dianne Scheib-Snider

The regular meeting of the Rose Township Planning Commission was called to order at 7:30 p.m. at the Rose Township Hall, 9080 Mason Street, Rose Township, Michigan.

Board Members Present: Stanczyk, Claus, Brooks, Noble, Jung, Lynn
Board Members Not Present (Excused): Fuller

APPROVAL OF AGENDA:

A. Approval of Proposed Agenda for November 3, 2016.

Moved by Stanczyk, seconded by Noble, motion carried to approve the Agenda as corrected.

Voting Yes: Stanczyk, Lynn, Noble, Jung, Claus, Brooks

Voting No: None

Not Present: Fuller

APPROVAL OF MINUTES:

A. Approval of Regular Meeting Minutes of September 1, 2016.

Moved by Jung, seconded by Noble, motion carried to approve the September 1, 2016 meeting minutes as submitted.

Voting Yes: Noble, Lynn, Jung, Stanczyk, Claus, Brooks

Voting No: None

Not Present: Fuller

PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):

None.

COMMUNICATIONS:

A. Update to Agenda

B. Adopted Zoning Ordinance/Barn Weddings/Receptions (Special Land Use)

C. Township of Holly – No inconsistencies found in Holly Township’s Master Plan.

COMMITTEE REPORTS:

A. Rose Township Board Request to Create Committee to Review Dog Kennel Ordinance (Review Existing, Compare to Adjoining Townships, Provide Suggestions).

Brooks states the Committee will review the existing dog kennel ordinance, compare it to adjoining township ordinances and recommend additions, alterations or modifications. Committee Volunteers: Darlyne Stanczyk, Tim Claus and Maura Jung.

PUBLIC HEARING:

A. Rodney and Antoinette Wyman are requesting a Special Land Use for Barn Weddings and Receptions to be held on their property at 3940 Demode Road.

Rodney Wyman present. Matt Wyman (son) reads from a prepared statement regarding the history of the property and states all minor issues have been addressed and handled. Mr. Wyman states that only family members are employed to handle the events. In response to parking question, Mr. Wyman states his parents are in charge of parking, two-staged process, plenty of parking spaces and parking flow is orderly. Claus visited the location and found it to be easy ingress/egress with good parking.

Open Public Hearing at 7:57 p.m.

Angela Beckman, 4107 Tagget Lake Drive, Highland, owns property near the barn, concerned regarding her property remaining secluded and quiet. Concerned about continuing and increased trespassing, alcohol, restroom facility odors, smoking, garbage, number of events, would like events to stop by September 1st to allow for hunting. Parties going to 11:00 p.m. and noise ordinance states 10:00 p.m.

Mr. Wyman responds that approximately 80% of the above-stated comments were previously addressed and are in the ordinance. States an outstanding issue is fencing; submits photos. There is a fence and signage preventing trespassing, no guests allowed past certain points.

Enforcement of noise ordinance is directed through the Constable.

Events stop the first weekend of October, should not affect hunting.

John Wermuth, 4500 Demode Rd., states the pipeline running through properties invites trespassers, people feel pipelines are public land (ATVs, snowmobiles, etc.). Noise problems coming from other properties, especially in October.

Richard Kaniewski, 4140 Demode Road, lives next door to the barn, states the noise is not bad, maintained in the barn and not disturbing. No issue with weddings and trespassing, however, issues with pipeline trespassing.

Jean Moreno, 4180 Demode Road, enjoys the music coming from the barn, not disturbing. No problem with deer population during hunting season as a result of events. Trespassing only due to pipeline. In favor of barn weddings/events.

Bob Hoffman, Hoffman Farms, 2521 Rose Center, supports and is in favor of barn weddings.

Elsie Wermuth, 4510 Demode Rd., states the only way to tell a wedding is going on is you are right in front of the barn, no cars/people in street. Resident is in favor of barn weddings.

Claus states the Constable and Michigan State Police should be contacted with ordinance violations or concerns.

Question as to how often ordinances are changed. Plewes states he would be surprised if there would be any changes at this early juncture after approving. The older the ordinance, greater the likelihood of change.

Close Public Hearing at 8:38 p.m.

Chris (LSL) reviews a summary of the special land use report. The specific use shall be incidental to a principal farm use as permitted in AG district. The site shall have a minimum 20 acres. A paved parking area shall not be required, applicant must demonstrate parking circulation, normal traffic flow, etc. Applicant must demonstrate Fire Code compliance and receive Fire and Building Department approval prior to event. A designated smoking area provided. All necessary permits must be secured (Township Building Department, health department, etc.). Sanitary facilities, portable restrooms, must be properly maintained and located within a side or rear yard, screened from public view (**ADD TO SITE PLAN**). All waste products shall be screened from public view and properly disposed of on a regular basis (**ADD TO SITE PLAN**). Hours of operation - no earlier than 10:00 a.m. and no later than 11:00 p.m. A maximum of one (1) event per week and a maximum of fifteen (15) per calendar year shall be permitted during the months of May through the first full weekend of October. The number of guests shall not exceed the limit as established by the Township Fire Department and based on maximum occupancy load of building. Food and drink may be served, but provided by caterers. Barn weddings/receptions must be conducted by property owners. Licenses, insurance certificate, permits and event dates must be submitted to Township administration annually for review and approval by January 30th of each year. The Noise ordinance standards must be met, no outdoor speakers.

Claus reads a letter from Jeff Snowden, resident, who objects to the land use, concerned as to mailbox damage and noise.

Modification to the site plan will be a condition to include sanitary facilities sand their location as well as waste remove (items 6 and 7).

Height of building is also a condition.

Other conditions - boundaries, identified by signage.

Moved by Claus, seconded by Stanczyk, motion carried to approve the special land use of the barn located at 3940 Demode Rd., with the following conditions: location of sanitary/toilets facilities, trash disposal plan and with the height of building to be included in the site plan.

Voting Yes: Brooks, Noble, Jung, Stanczyk, Lynn, Claus

Voting No: None

Not Present: Fuller

NEW BUINESS:

None.

OLD BUSINESS:

None.

TABLED ITEMS:

None.

DISCUSSION ITEMS:

None.

ANNOUNCEMENTS:

- A. Rose Township Board report – Glen Noble/dog kennel ordinance.
- B. Comments by Township Planner – Chris of LSL (see above)
- C. Next Regular Planning Commission Meeting – December 1, 2016 - 7:30 p.m. (tentative)
- D. NOCFA Board Meeting – November 17, 2016 – 6:30 p.m. – Holly Township Hall
- E. Next Township Board Meeting – November 9, 2016 at 7:30 p.m.
- F. 24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals – November 1, 2016, 7:30 p.m.

BRIEF PUBLIC COMMENT – General Items NOT on Agenda (limit comments to 3 minutes each item):

Unidentified Resident complains of mailbox damage along Demode Rd.

ADJOURNMENT:

Meeting adjourned at 9:16 p.m.



Debbie Miller, MMC, CMMC
Rose Township Clerk

Approved/Corrected—