

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 7, 2017**

The following residents and guests signed in as present:

Jim Porter Gisela King Keith Call Linda Call

Other(s) present: Clerk/Debbie Miller, Zoning Administrator/David Plewes

The regular meeting of the Rose Township Planning Commission was called to order at 7:00 p.m. at the Rose Township Hall, 9080 Mason Street, Rose Township, Michigan.

Board Members Present: Stanczyk, Claus, Brooks, Bolan, Noble, Jung, Lynn
Board Members Not Present: None

APPROVAL OF AGENDA:

A. Approval of Proposed Agenda for December 7, 2017.

Moved by Brooks, seconded by Lynn, motion carried to approve the Agenda as published.

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

Voting No: None

APPROVAL OF MINUTES:

A. Approval of Regular Meeting Minutes of November 2, 2017.

Lynn would like to clarify (brief summary, Master Plan, p. 2) she stated "NOT" to include contamination sites.

Moved by Brooks, seconded by Lynn, motion carried to approve the November 2, 2017 Meeting Minutes as corrected.

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

Voting No: None

PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):

None.

COMMUNICATIONS:

None.

COMMITTEE REPORTS:

None.

PUBLIC HEARING:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

A. Master Plan

Josh (LSL Planning) and Brian Borden - review/discuss the Master Plan process to date. Reiterates that LSL Planning's scope of work approved by Township Board is as follows: 1. update Census data with 2010 figures; 2. insert required language; 3. reorganize content to focus on recommendations/strategies (summarized in implementation table); 4. make updates to future land use map; 5. provide a draft Plan with revisions based on Board's feedback; and 6. public hearing/adoption.

Moved by Brooks, seconded by Claus, motion carried to remove Conservation Commission language, pg. 18, from the draft Master Plan.

Voting Yes: Noble, Bolan, Lynn, Claus, Brooks, Stanczyk
Voting No: Jung

Moved by Jung, seconded by Claus, motion amended and carried to amend language, action table, sub-topic "Woodlands", pg. 44, "harvesting of trees should be done in an approved manner recommended by a licensed forester."

Voting Yes: Lynn, Jung, Bolan, Claus, Stanczyk, Noble, Brooks
Voting No: None

Moved by Brooks, seconded by Claus, motion carried to add the amended language to action table, sub-topic "Woodlands", pg. 44, as follows: "harvesting of trees should be done in an approved manner recommended by a licensed forester."

Voting Yes: Bolan, Noble, Lynn, Claus, Jung, Brooks
Voting No: Stanczyk

Moved by Claus, seconded by Brooks, motion carried to omit the map located on Appendix, p. 12/Super Fund Sites.

Noble states by not including the map, future Planning Commissions will have nothing in front of them as to what was known in 2017 regarding contaminated sites.

Voting Yes: Jung, Stanczyk, Claus, Lynn, Brooks
Voting No: Noble, Bolan

Moved by Claus, seconded by Stanczyk, motion carried to accept the following verbiage: "The Michigan Department of Environmental Quality (MDEQ) maintains a database of environmentally impacted sites. These range in type from sites of environmental contamination to sites with land use restrictions such as the Super Fund site on Demode Rd between Fish Lake Road and Buckhorn Lake Road. Other agencies also maintain records on such sites such as the Oakland County Health Department (OCHD) and the United States Environmental Protection Agency (USEPA). More detailed information on impacted sites can be found using the MDEQ Environmental Mapper Tool which can be accessed by the hyperlink below."

Voting Yes: Stanczyk, Bolan, Lynn, Noble, Claus, Jung, Brooks
Voting No: None.

Synopsis of further edits/changes: p. 23 acreage of parks, p. 37 traffic counts, p. 38 complete streets, land to right of way, p. 39 map remove, no connections planned. Outdated 2005 Land Use Map. Page 33 rural cluster open space development, reincorporate new language and old graphic/pictures. Appendix Section 4, existing land use, agriculture, no chapter 5 in revised Plan. Single Family Residential using 2000 census information. Wording Shiawassee Report, Jung had drafted language; add in Appendix, p. 13. Josh, recommends submitting a draft plan for the review period. After tonight, the Plan, with tonight's revisions will be sent to the Board for resolution consideration/review period. The Board will then approve for distribution, 42 day review period required by law, after review period Planning Commission will hold a public hearing to adopt the draft Plan and a resolution made to send to the Board for adoption. The Township Board has to adopt the same document as the Planning Commission. If the Board makes changes/has concerns, they will return to the Planning Commission and public hearing process will begin again. Would like to vote to recommend the Board approves draft Plan for distribution for public review period with revisions discussed. Noble would like each Planning Commission member to receive a copy of the draft Plan with revisions included. Josh will make tonight's edits and updated draft sent to the Board and copy Plewes. P. 5 green print not legible. Bolan clarifies there is green development language.

Moved by Brooks, seconded by Lynn, motion carried to recommend sending the Master Plan to the Township Board to submit to the public hearing as amended by LSL Planning.

Voting Yes: Bolan, Noble, Lynn, Stanczyk, Claus, Jung, Brooks
Voting No: None.

Moved by Noble, seconded by Claus, motion amended to include that Planning Commission members receive copy of the same.

Voting Yes: Lynn, Jung, Bolan, Claus, Stanczyk, Noble, Brooks
Voting No: None.

Theresa Lynn excused from meeting.

B. Recreation Plan

Plewes states the Recreation Committee is working to develop the Plan, submit to public hearing. Noble would like a report as to when to expect the draft recreation plan.

C. Small Wine Maker Ordinance

None.

TABLED ITEMS:

A. Hazardous Waste Amendment (remain tabled)

DISCUSSION ITEMS:

Dog Kennel ordinance will be added to next meeting's agenda.

ANNOUNCEMENTS:

- A. Rose Township Board Report - Glen Noble
- B. Comments by Township Planner – See above.
- C. Next Regular Planning Commission Meeting – January 4, 2017 - 7:00 p.m. (tentative)
- D. NOCFA Board Meeting – December 21, 2017 – 3:00 p.m. – Rose Township
- E. Next Township Board Meeting – December 13, 2017 at 7:00 p.m.
- F. 24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals – January 2, 2018, 7:00 p.m. (tentative)

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

Gisela King, Resident states the Township should be using SEMCOG data for existing land uses. Conservation Committee; many issues the Planning Commission cannot be expected to know. Resident commends Noble's request for transparency relating to contamination sites. Resident knows of seven (7) contamination sites. 39 years ago that the Super Fund site was officially noted, much documentation since lost. Tree ordinance are managed woodlands, much information available. Dead and decaying trees not necessarily dead, provide habitat for many species which are rare and endangered.

ADJOURNMENT:

Meeting adjourned at 9:27 p.m.


Debbie Miller, MMC, CMMC
Rose Township Clerk

Approved/Corrected