

**ROSE TOWNSHIP PLANNING COMMISSION  
SPECIAL MEETING  
MASTER PLAN WORKSHOP  
August 22, 2017**

The following residents and guests signed in as present:

Jim Porter                      Dior Rushton

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

The special meeting of the Rose Township Planning Commission was called to order at ~~7:04 p.m.~~ 5:04 p.m. at the Rose Township Hall, 9080 Mason Street, Rose Township, Michigan.

Board Members Present: Stanczyk, Claus (arrived 5:10 p.m.), Brooks, Noble, Jung, Lynn

**APPROVAL OF AGENDA:**

**A.     Approval of Proposed Agenda for August 22, 2017.**

**Moved by Lynn, seconded by Stanczyk, motion carried to approve the Agenda as submitted.**

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

**Voting No:   None**

**Not Present:  Claus**

**MASTER PLAN WORKSHOP:**

Josh Penn (LSL Planning) explains that the next step will be a draft review, will not be an overhaul, reformatting that will not change content. Further explains that the Future Land Use Map is part of the Master Plan, it is a policy document and sets the tone/priorities for the zoning map. What does the Board want the Township to look like in years to come?

Brooks states if changes were made, we need to determine what, if anything is creating problems or may require changing.

Lynn asks how much of an increase in population has Rose Township experienced. Response, approximately 6,500 residents, a decline occurred during the recession. Lynn states she has lived in the township for over 30 years, residents move here because of the lifestyle offered, ambience of "untouched" township and we want to preserve that. Lynn states there are not many zoning requests, zoning map v. future land uses are remarkably the same. Lynn is reticent to change without reason, keep as large parcel, minimal traffic, gravel roads, rural, etc.

Brooks states we are addressing the needs of community while preserving the rural nature of the Township by allowing home based business via ordinances. Brooks states there are also sufficient recreational opportunities. Does not feel modifications are necessary.

Claus is in agreement with Ms. Lynn's comments and wants the Master Plan to remain as is and preserve the rural integrity of community.

Noble states if we had high density the logical location would be the north end of township due to service availability (i.e., water), at one time it was pushed to have south part of Township 10 acre

parcels or larger until the north end of the Township was developed. Master Plan map requires clarification in several areas. Noble points out several hazardous dump sites throughout the Township and states these sites should be clarified/indicated on maps. Continue due diligence, not much needs to be changed.

Lynn leaves 6:05 p.m.

Josh Penn (LSL Planning) asks for final suggestions/inclusions/changes.

Claus reminds the Board a gravel pit in Highland Township is set to close ahead of schedule, area deemed by Highland to go more dense (subdivisions) upon closure. Another good reason to remain less dense (dark green).

Stanczyk states Township roads will not change any time soon (i.e., gravel to paved).

Brooks discusses clarifying size or buffers with sensitive ecological areas (large lots). Soil conservation areas.

Jung states there is nothing showing "historic" preservation.

**Moved by Claus, seconded by Stanczyk, motion carried to approve the Agenda as submitted.**

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

**Voting No: None**

**Not Present: Lynn**

**PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):**

Debbie Miller, Resident has lived in Rose Township for 50 years and agrees with Lynn, etc., preserve the rural nature of the Township and would like her property to revert back to agricultural. Ms. Miller states people move to Rose Township for the rural landscape and few businesses. The Master Plan does not have to be changed but must be reviewed every five years.

Unidentified Resident asks why the Master Plan is being reviewed at this time. Board responds it is necessary to review every 5-10 years. Resident enjoys the current state of the Township.

**ADJOURNMENT:**

**Meeting adjourned at 6:40 p.m.**

Approved/Corrected

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Debbie Miller, MMC, CMMC  
Rose Township Clerk