

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 4, 2017**

The following residents and guests signed in as present:

James Fuller Dior Rushton Fred Low Dain Vettese Tom Wirth

Other(s) present: Clerk/Debbie Miller, Michelle Foster (LSL), Zoning Administrator/Dave Plewes

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, Fuller, Noble, Jung, Lynn

Board Members Not Present (excused): Brooks

APPROVAL OF AGENDA:

A. Approval of Proposed Agenda for May 4, 2017.

Lynn adds line item - New Business B. Review of Master Plan and Recreation Plan

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

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

Voting No: None

Not Present: Brooks

APPROVAL OF MINUTES:

A. Approval of Regular Meeting Minutes of January 5, 2017.

Moved by Noble, seconded by Stanczyk, motion carried to approve the January 5, 2017 meeting minutes as submitted.

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

Voting No: None

Not Present: Brooks

PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):

None.

COMMUNICATIONS:

None.

COMMITTEE REPORTS:

A. Dog Kennel Ordinance (Review Existing, Compare to Adjoining Townships, Provide Suggestions).

Brief summary of findings, concluded that Rose Township's ordinance is comparable to surrounding community ordinances. Board decides to continue review. There are only 3-4 kennels in Township and two of them are within 1/2 mile from one another. Should we look into providing guidelines for future approvals and/or revisions? Claus states more time is necessary and the puppy mill concern requires more review. Board member states a specific direction needs to be determined. Claus states if an ordinance is in place, there are guidelines.

Moved by Claus, seconded by Fuller, motion carried to table the dog kennel ordinance matter for further review.

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

Voting No: None

Not Present: Brooks

PUBLIC HEARING:

None.

NEW BUSINESS:

A. Site Plan Review for Chaille Tower Consultants for Parallel Infrastructure, Installation of Wireless Communication Facility, Monopole Tower (175 feet overall) at 2375 E. Rose Center Road (06-36-301-003).

Lynn asks the Board members to look at the application for site plan review and get a consensus as to its completeness. Claus confirms applicants have met all requirements. Lynn states the applicant has been issued a special land use permit and has received approval conditioned upon a surety bond. The Zoning Board of Appeals ("ZBA") has granted structure approval conditioned upon the erection of a nine (9') foot vinyl fence. Michelle Foster (LSL) states zoning is appropriate for this use, received Special Land Use and variance. The towers cannot exceed 175 feet, proper set-backs followed, guide wires prohibited. Applicant has addressed specific evergreen species and they are specified in revised site plan, all comments addressed and everything appears to be in order. Claus states that spruce trees are dying in Oakland County. Stanczyk states spruce and blue spruce have a lot of problems (needle cast) in the entire State of Michigan. Claus also states arborvitaes are eaten by deer and will email Mr. Low as to other options. Ms. Foster states a change in tree species could be included in final approval. Mr. Low states he obtained and submitted a good faith estimate to remove installation of the compound in the amount of \$15,500.00. Therefore, there would be a \$20,000.00 bond. Board member Jung inquires as to Environmental Studies and significance of a "Phase One", would like to have access to environmental reports. Mr. Low states they are not legally bound to provide environmental reports and are not prepared to do so at this time. Mr. Low states he reached out to an environmental consultant and was able to obtain a copy of the environmental summary for the Board. Mr. Low states typically Phase One is an inspector performing inspection, if something is found that worries the inspector, they conduct a more in depth investigation referred to as Phase Two. Mr. Low informs the Board that anything found in the environmental inspection will be handled accordingly. Agreed upon fencing placed around the entire compound and a pavilion style structure to give a natural appearance to the structure. Lighting will be on a two (2) hour timer. Lynn states once the project is completed, can the Township be notified? Mr. Low states a building permit will be submitted, approved (with tower drawings), once completed the building official will be notified and an inspector sent out. The Board remains concerned as to any existing environmental issues/impact.

Moved by Lynn, seconded by Claus, motion carried to approve the Parallel Infrastructure site plan with the following conditions: that FAA and FCC approvals are received, that the Bond is posted with the Township and reviewed again in 15 years, that the fire department permit approvals are received and any licenses/permits required by the fire department, that change in tree species will be added to the final site plan dated 4.24.17 within 10 days.

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

Voting No: Jung

Not Present: Brooks

B. Review of Master Plan and Recreation Plan

Michelle Foster (LSL) provides a brief overview on the process updating the Master Plan which was previously reviewed in 2005 and 2011. The State of Michigan dictates this process and requires that Master Plans be reviewed/updated at least every 5 years. The Planning Commission should be talking about, thinking about and reviewing the Master Plan yearly. Ms. Foster suggests the Board review the land use map and determine if changes may be necessary. Josh (LSL) states LSL is looking for a broad view of what is working in the community, what could be improved, and what could be changed. There will be an online survey posted to a link on the Township website for residents. Introduces an aerial map of the Township and asks the Board to determine if there are areas that the Board would like to see preserved, enhanced or transformed. Ms. Foster is looking to have a draft of both plans in or about July of 2017 and a public hearing in or about September of 2017. To qualify for any Michigan Department of Natural Resources grant programs these plans have to be completed/submitted by March 2018.

Ms. Foster also provides the Board with an update regarding Airbnb. There are 2 bills regarding short-term leases (i.e., Airbnb) and to permit them as a permitted use in all residential districts.

OLD BUSINESS:

None.

TABLED ITEMS:

None.

DISCUSSION ITEMS:

None.

ANNOUNCEMENTS:

- A. Rose Township Board report** – Glen Noble states the Township Board will be apprised as to tonight's activity. Working on dog kennel ordinance.
- B. Comments by Township Planner** – None.
- C. Next Regular Planning Commission Meeting** – June 1, 2017 - 7:30 p.m.
- D. NOCFA Board Meeting** – May 18, 2017 – 6:30 p.m. – Holly Township Hall
- E. Next Township Board Meeting** – May 10, 2017 at 7:30 p.m.
- F. 24/7 Rose Township Recycling** – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals** – June 6, 2017, 7:30 p.m.


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

Tom Wirth, Resident concerned as to dog ordinance and noise, times the dogs can be outside.

ADJOURNMENT:

Meeting adjourned at 9:35 p.m.

Approved/Corrected


Debbie Miller, MMC, CMMC
Rose Township Clerk