

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 1, 2017**

The following residents and guests signed in as present:

Linda Call Keith Call Gisela Lendle King

Other(s) present: Susan Weaver (recording secretary), Debbie Miller (clerk), Josh (LSL Planning), Dave Plewes (zoning administrator)

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

Board Members Not Present: Fuller (excused), Lynn (arrived at 7:33 p.m.)

APPROVAL OF AGENDA:

A. Approval of Proposed Agenda for June 1, 2017.

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

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

Voting No: None

Not Present: Fuller

APPROVAL OF MINUTES:

A. Approval of Regular Meeting Minutes of May 4, 2017.

Jung states, New Business (A) motion, she voted no.

Moved by Lynn, seconded by Jung, motion carried to approve the January 5, 2017 meeting minutes as amended.

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

Voting No: None

Not Present: Fuller

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).

Brooks states this action either maintains the ordinance “as is” relating to Dog Kennels or revises existing ordinance. Jung states the Committee found one area of concern, approximate locations, preventing noise from affecting surrounding properties – add language stating “All kennel facilities exclusive of outside runs, shall be located no closer than one hundred feet (100’) to any property line, one hundred feet (100’) from any public right of way and all open runs shall be two hundred feet (200’) from all property lines.” Plewes states a two hundred foot (200’) requirement would eliminate the ten (10) acre parcel requirement. Noble states dog kennels allowed via special land use are allowed in AGRP and R1R (residential 5 acres). If ordinance is acceptable, special land use conditions should be addressed at the time of application and upon size of property. Claus states there is currently no precedent as to distance between kennels. Noble has concerns with noise ordinance.

PUBLIC HEARING:

None.

NEW BUSINESS:

A. Small Wine Maker and Micro Brewery Ordinance Amendments (Township Board Request).

Josh/LSL Planning is looking for Board feedback. Refers the Board to the LSL Planning memorandum dated May 23, 2017. This is a basis for discussion, at the end of this process an ordinance amendment will be created for Special Land Uses. The intent of this amendment would include a minimum of ten (10) acres, no larger than six thousand (6,000) square feet, with a retail space comprising a maximum of twenty-five percent (25%) of the total floor area. Michigan Liquor Control Commission and Michigan Department of Agriculture controls all licensing and compliance.

Jung states after reading State of Michigan literature/documents, there may be a need to separate small wine maker and micro-brewery.

Lynn states these are home-based/cottage industry businesses, would these landowners be required to “live” on the land they intend to run their businesses out of. It needs to be stressed that the property needs to be owned by landowner and that they also need to live there. Is ten (10) acres enough? Stanczyk states ten (10) acres is not much property if you are also growing your product on it.

Brooks states using designation of “farm processing facility” to allow processing and retail sales, broadens the scope, suggests restricting language to avoid unintended consequences. Define uses.

Noble does not like the term “farm processing facility”, should have ordinance stating specifically what the use is for. Term is too broad, specific to wine/micro-brewery. Instead of majority, specific percentage.

Claus supports this idea, good for the community. Definitely stick to wine/micro-brewing. If a person has ten (10) acres, difficult to grow grapes/hops, short season, where do you store them? Diehl's does not grow their own apples, purchases them, not efficient to grow them. Would like to keep "owner/operator" while allowing them to bring in their own product. Brooks states the intent is to promote agricultural business, therefore some product needs to be grown on site. Stanczyk states twenty (20) acres may be pushing it as far as adequate space.

B. Review of Master Plan and Recreation Plan

Josh/LSL Planning states tonight we are reviewing the Rose Township Master Plan/Parks and Recreation Survey, need to finalize the survey and put on website/distribute it to residents. Looking for comments and concerns.

The Board provides suggestions as how to revise the questionnaire, such as: comment sections, Claus suggests comment sections/character limits, removing lengthy/redundant questions/amount of questions, previous 2009 questionnaire had hunting, fishing, picnics, delete reference to Rose Ponds park (undeveloped), reference to mileage to help pay for parks and recreation, there are not any programs in Rose Township, suggest stating "development", shortening questionnaire to encourage participation, ensure duplicative questionnaire submissions, ask how often local parks have been used in the past year, include how important horse riding trails are to respondent, add County Park (located within Rose Township), categories of survey: hunting, picnics, fishing.

OLD BUSINESS:

None.

TABLED ITEMS:

None.

DISCUSSION ITEMS:

None.

ANNOUNCEMENTS:

- A. Rose Township Board report** – Noble states the Township Board continues dog kennel ordinance, master plan.
- B. Comments by Township Planner** – Reiterates feedback.
- C. Next Regular Planning Commission Meeting – July 6, 2017 - 7:00 p.m. (tentative)**
- D. NOCFA Board Meeting – June 15, 2017 3:00 p.m. – Rose Township Office**
- E. Next Township Board Meeting – June 14, 2017 at 7:00 p.m.**
- F. 24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI**
- G. Zoning Board of Appeals – July 11, 2017, 7:00 p.m. (tentative)**


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

Gisela Lendle King, Resident states people are getting together to develop a horse trail, Highland Oaks to Rose Oaks. People are not only coming from inside Rose Township to use trails/roads, coming from outside of Rose Township also. Resident also mentions kayaking as a popular recreational activity.

ADJOURNMENT:

Meeting adjourned at 9:40 p.m.

Approved/~~Corrected~~


Debbie Miller, MMC, CMMC
Rose Township Clerk