

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 6, 2017**

The following residents and guests signed in as present:

Tom Wirth	Adie Eddington	Bill Eddington	Jim McEwan
Keith Watson	Linda Watson		

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: Jung, Stanczyk, Brooks, Claus

Board Members Not Present: Lynn (excused), Noble (excused), Fuller (unexcused)

APPROVAL OF AGENDA:

A. Approval of Proposed Agenda for July 6, 2017.

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

Voting Yes: Stanczyk, Claus, Jung, Brooks

Voting No: None

Not Present: Fuller, Lynn, Noble

APPROVAL OF MINUTES:

A. Approval of Regular Meeting Minutes of June 1, 2017.

Moved by Jung, seconded by Stanczyk, motion carried to approve the Meeting Minutes of June 1, 2017 as submitted.

Voting Yes: Stanczyk, Claus, Jung, Brooks

Voting No: None

Not Present: Fuller, Lynn, Noble

PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):

Tom Wirth, Resident discusses dog ordinance and letter he dropped off. Wants 200' setback for dog kennels, should be looking out for residents.

Adie Edington, Resident states/county versus township ordinance for dogs. Master Plan.

COMMUNICATIONS:

None.

COMMITTEE REPORTS:

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

Jung states the Dog Kennel Ordinance Committee found that the Rose Township Ordinance is doing what it can, under Section 38-582 any dog kennels need to be on a lot no less than ten (10) acres, dogs are to be housed in buildings. Barking dog/noise ordinance is in place. The Committee found there are no major changes to the ordinance required at this time. Some concerns are already regulated by County (i.e., number of dogs). Suggests setbacks, kennel facilities no closer than a 100' of any property line or right of way. Excessive (dog nuisance barking) noise is stated to be noise which is unreasonably annoying, disturbing or offensive or which unreasonably interferes with the comfortable enjoyment of one's property. Essentially noise cannot be audible for more than 10 minutes or intermittently audible for more than 30 minutes within a three (3) hour time frame.

Claus states on a 10 acre parcel could not accommodate the 100' set back. Cannot enforce existing kennels. Clarifies dogs being inside the hours of 10:00 p.m. - 9:00 a.m. in building

Planning Commission/Committee has drafted suggested changes/recommendations to the Ordinance. Will have final changes/recommendations at the next meeting.

PUBLIC HEARING:

A. Cathy L. and Kenneth G. McKay are requesting a Special Land Use for Barn Weddings and Reception to be Held on Their Property at 11035 Fish Lake Road (06-08-400-004)

Ordinance has been adopted allowing barn weddings. There is an Application before the Planning Commission for a Special Land Use. Action cannot be taken tonight as there are not enough board members present to conduct a vote.

Cathy McKay states she has a barn and wishes to use it for events/weddings and presents proposed site plan/drawings.

Dennis Dinser, Arcadian Design, retained by the McKay's, states drawings are the proposed plan, exterior sketches.

Michelle Foster, LSL Planning, has reviewed the application/site plan for compliance. New barn wedding ordinance, require a special land use, standards of ordinance and specific use standards of barn weddings. Reviewed criteria and found all criteria has been met except the site plan did not list sanitary services, ensure they are properly maintained and screened from the public. Submit their schedule to the Township once a year.

Doug Smith, Deputy Fire Chief, is available for questions and the fire department has a role in determining whether this special land use is or is not approved.

Mr. Plewes reviewed bylaws and states that four (4) board members are now a valid forum, the vote must be unanimous and action can be taken this evening.

7:17 p.m. - open public hearing

Adie Eddington, Resident states it is a good thing for a resident to use its assets (i.e. barn), states her concern to be location, asks if there are any residences in close proximity to the barn. Applicant states the next closest neighbor is thirty (30) acres away due to surrounding vacant property. Resident asks if there will be music. Applicant responds yes, but the noise ordinance restrictions will be followed and music is kept inside. Ordinance states the event must be done by 11:00 p.m.

Suzanne Les, Resident states Taylor Lake is directly west of the property and has a concern over the noise ordinance and compliance. Applicant responds that a sound person will be employed to make sure sound deadening occurs as it relates to band/music. Also, any band/music will be kept inside only and every effort will be made to keep noise levels appropriate and ordinance is complied with. If compliance is not met, the special land use can be revoked.

Adie Eddington, Resident suggests that the Board consider limiting the amount of barn facilities within a certain amount of miles from one another. The Board responds the Board looks at applications relative to the ordinance, distance between venues are not a part of the ordinance at this time.

Tom Wirth, Resident asks if there will be outdoor speakers. Again, the Board responds there will be no outdoor speakers/band/music.

Applicant states the barn will be fully air conditioned with no open doors/barn.

7:36 a.m. p.m. - close public hearing

Doug Smith, Deputy Fire Chief, states when the first wedding barn came to the Township, the fire department determined and undertook measures to ensure safety. Wedding Barn(s) have to meet certain requirements, due to lack of sprinkler systems, fire retardant coatings on exposed wood required etc., building code compliance. Applicant states the barn/building is approximately 80'x100'. Only adding a lean-to, will be enclosed. Applicant does not want to use outdoor outhouse, proposing a pumping station/inside plumbing, waiting for County specifications/approval and toilets would be pumped on a regular basis. Applicant states there is a dumpster location behind the barn and not in view. Applicant states parking/traffic should only increase upon arrivals/departures and believes the road is adequate to prevent any traffic issues; there will also be staff assisting with parking (directing traffic to parking area from a one-way direction). There will be an attendant directing crowd away from pond (pond has lighting) and insurance protocols will be followed (i.e. life jackets, etc.) The interior does not have a perfect finish, looking into options, floor is concrete, and the facility will be insulated. Applicant states the finished building will be that of a barn (pole barn construction); colors/trim will match the look of the home. Sketch plan shows one-way traffic in and out, no clearly defined parking area. Applicant responds there is a driveway that leads to a back pasture that will be groomed for parking. The day of events there will be temporary signage.

Moved by Claus, seconded by Stanczyk, motion made to recommend approval of a Special Land Use Request for barn weddings and receptions located at 11035 Fish Lake Road.

Moved by Brooks, seconded by Claus, motion amended and carried to recommend approval of a Special Land Use Request for barn weddings and receptions at 11035 Fish Lake Road, subject to the use conditions as outlined in the letter from LSL Planning dated June 8, 2017, found in Section C3-9 and also subject to any and all applicable local, county, state, building, fire, health and safety standards.

Voting Yes: Jung, Claus, Stanczyk, Brooks

Voting No: None

Not Present: Fuller, Lynn, Noble

Moved by Brooks, seconded by Stanczyk, motion carried to approve the sketch plan as submitted for the barn weddings and receptions at 11035 Fish Lake Road, subject to the use conditions as outlined in the letter from LSL Planning dated June 8, 2017, found in Section C3-9 and also subject to any and all applicable local, county, state, building, fire, health and safety standards.

Voting Yes: Stanczyk, Claus, Jung, Brooks

Voting No: None

Not Present: Fuller, Lynn, Noble

NEW BUSINESS:

None.

OLD BUSINESS:

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

Michelle Foster, LSL Planning, would like to refer to this as an “alcohol processing facility” to avoid multiple issues. Use only permitted in Agricultural District and only as a special land use. Article 23-12, definition, building or buildings used for processing and/or packaging of agricultural produce grown on site for wholesale and/or retail sale of alcoholic products. Building and/or buildings may also include a retail sales area for direct sales to customers and a tasting room for the tasting of the agricultural produce including beer and wine. Ms. Foster states it is designated a specific district and a special land use. Plewes states missing board members have mentioned keeping language the same as state licensing language. Brooks wants to be clear that the granting of this would fall under an agricultural event with requirements (i.e. percentage of crop processed on site). Ms. Foster discusses the use standards (Article 18), minimum of twenty (20) acres, with a minimum of five (5) acres of crops, total retail floor area shall be no larger than six thousand (6,000) square feet. Keep agricultural in nature, fifty percent (50%) acreage in crops or volume of profit. Would like to prevent the shipping in of produce to sell. Board discusses keeping the structure at three thousand (3,000) square feet unless there is a tasting room then four thousand (4,000) square feet. Parking area shall not be required, however, if requested must meet standards. The sale of alcohol is allowed pursuant to minimum requirements allowed by the laws of the State of Michigan and the Michigan Liquor Control Commission. Board does not want to allow a restaurant facility. Permit(s) required from the Oakland County Health Department. Signage is controlled by specific use as currently stated in the ordinance. Waste products should be screened from view, properly disposed of and not allowed to become a nuisance as currently stated in the ordinance. Applicant(s) must comply with any and all fire, plumbing and building codes. Sites are defined as ~~continuous~~ contiguous acreage. Ms. Foster states we can discuss distance between facilities. Retail hours should be regulated. Health Department permits are required for this type of use and would regulate any food.

B. Master Plan and Recreation Plan Review

Josh, LSL Planning, states land use map is pending Board’s review, awaiting feedback. Making good progress, demographic updates. The Master Plan is good, not much content will change, focus on reformatting (streamline/simplicity) and incorporating feedback. Will insert an “existing conditions” report as an appendix. The online survey has produced 25-26 responses, encourage more participation. Will incorporate Board’s feedback.

TABLED ITEMS:

None.

DISCUSSION ITEMS:

None.

ANNOUNCEMENTS:

- A. **Rose Township Board report** – Miller states the budget is being worked on and approved. Meeting times have changed to 7:00 p.m.
- B. **Comments by Township Planner – See above.**
- C. **Next Regular Planning Commission Meeting – August 3, 2017 - 7:00 p.m.**
- D. **NOCFA Board Meeting – July 20, 2017 – 3:00 p.m. – Holly Township Hall**
- E. **Next Township Board Meeting – July 12, 2017 at 7:00 p.m.**
- F. **24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI**
- G. **Zoning Board of Appeals – August 1, 2017, 7:30 p.m. (tentative)**


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

Unidentified Resident when a change to the ordinance is made, do existing establishments have to comply to new. Board response these existing establishments would be grandfathered in.

ADJOURNMENT:

Meeting adjourned at 9:31 p.m.

Approved/Corrected



Debbie Miller, MMC, CMMC
Rose Township Clerk