

**ROSE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
January 4, 2018**

The following residents and guests signed in as present:

Linda Call                      Keith Call

Other(s) present: Clerk/Debbie Miller, Susan Weaver (recording secretary), Scheib-Snider (Supervisor), 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, Bolan, Noble, Jung, Lynn

Board Members Not Present: Brooks (excused)

**APPROVAL OF AGENDA:**

**A.      Approval of Proposed Agenda for January 4, 2018.**

**Moved by Jung, seconded by Bolan, motion carried to approve the Agenda as presented.**

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

**Voting No:     None**

**Absent:        Brooks**

**APPROVAL OF MINUTES:**

**A.      Approval of Regular Meeting Minutes of December 7, 2017.**

**Moved by Noble, seconded by Lynn, motion carried to approve the December 7, 2017 Meeting Minutes as presented.**

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

**Voting No:     None**

**Absent:        Brooks**

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

None.

**COMMUNICATIONS:**

1. Glen Noble’s comments regarding the Master Plan which can be used at the public hearing meeting;

Rose Township : PC M18.01-02

To: Planning Commission: Chairman, Brooks ; Members et al  
Township: D. Miller ; D. Plewes;  
LSL Planning:

From: g.e.noble, Trustee  
Date: yr.mo-dy

re: Planning Commission... Draft 2018Master plan.... Discussion Topics/revisions

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following for discussion / action.....

reference	item	action
<u>pg.</u>	<u>paragraph</u>	
11	environmental site ‘appendix pg. 19..	change to pg. <b>12</b>
appendix 7.....	fire police protection .. 2 <sup>nd</sup> para.. ISO class ..9 to6 ...	change ????
9.....	community facilities .....dearborn park...	show proper size of Dearborn park
14+....	waterway...floodplain mapping .... legend indicates ‘ township is in the <i>floodplain</i> .. wrong.... can impact home insurance	1. show actual floodplain or 2. revise title or 3. remove map from document
15...	existing land use.. para 2.... table 4.1 .... where ????......	add table 4.1 ‘2002 existing land use from 2005 report
19...	rose center.....ridge sublease plan..	add..... <b>2005</b> ... to title

2. Michael Brooks’ comments as public record.

Unfortunately, I will not be able to attend the Jan 4th planning commission meeting due to work travel  
Just wanted to provide my input on the following agenda items:

**9 A) - Dog Kennel ordinance amendment**

- h. Setbacks - agree with the need for 100' setbacks and wording of amendment
  - i. Defining barking - good idea - it is enforceable as written. Agree with wording of amendment
- Suggest next step of public hearing

**10 C) - Small Winemaking ordinance**

9) Changing the definition from sale of alcohol to sample as proposed in language submitted in items 9 and 10.

Agree with the wording and addition of food samples (item 10). Suggest next step of sending proposed ordinance to public hearing.

Just a comment on this matter. As this ordinance has evolved, I have grown opposed to it's adoption in anything other than a commercial zoning district. It has moved from primarily an agribusiness (growing product for consumption or processing) to a more commercial use with on site processing, retail sales, and food. I understand that these are all necessary functions to make this use economically viable, but these functions are more commercial in nature than they are agricultural. Since most of our AG/RP parcels are used for single family residential, these other uses (processing, retail sales, serving food) have a negative impact on surrounding neighbors, even on a 20 acre parcel.

This is just a comment. I think we have done a good job in wording this ordinance to control the use as best as possible and reduce any negative impact to surrounding neighbors. At this point it should go to a public hearing for input before voting on it's final adoption.

**11 A) - Hazardous Waste Amendment**

Assuming this item is taken off the table and acted upon, I agree with altering the wording for the site plan review under sec 38-116 for Hazardous Waste Sites.

Think this is a good suggestion and provides more control over any unintended consequences related to building on these sites.

Suggest we submit the amendment to for a public hearing.

**COMMITTEE REPORTS:**

None.

**PUBLIC HEARING:**

None.

**NEW BUSINESS:**

**A. Dog Kennel Ordinance Amendment**

**1. Proposed Language**

**Moved by Noble, seconded by Lynn, motion carried to approve the addition to ordinance regarding dog kennel regulations items H. Set Backs; and I. Dog Noise and Barking as published.**

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

**Voting No: None**

**Absent: Brooks**

Moved by Lynn, seconded by Bolan, motion carried to hold a public hearing regarding the Dog Kennel Ordinance on February 1, 2018.

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

**OLD BUSINESS:**

- A. Master Plan (Sent to Township Board)
- B. Recreation Plan (Parks and Recreation Committee)

Any comments should be sent to the Parks and Recreation Committee by Monday, January 8, 2018.

- C. Small Wine Maker Ordinance
  - 1. Correspondence (copies November meeting)
  - 2. Ordinance Approved (October meeting)
  - 3. Proposed Language Change

Moved by Jung, seconded by Stanczyk, motion carried to delete the language in current number 9 and add proposed language creating a new number 9 and 10, re-numbering anything thereafter.

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

Moved by Lynn, seconded by Claus, motion carried to hold a Public Hearing regarding the draft Small Winery ordinance for February 1, 2018.

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

**TABLED ITEMS:**

- A. Hazardous Waste Amendment

Moved by Noble, seconded by Bolan, motion carried to remove the Hazardous Waste Amendment from the table.

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

## 1. Proposed Language

Jung recommends adding language after “confirmed” “or suspected or discovered during the environmental due diligence”. 1(b) add “within pertinent local state and national standards”. 1(c) should read “prepare and environmental review/site assessment report, prepared by a professional recognized environmental firm”.

**Moved by Noble, seconded by Stanczyk, motion carried to approve the hazardous waste draft with proposed changes.**

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

**Voting No: None**

**Absent: Brooks**

Noble states the Planning Commission, being aware of the importance of identifying/mapping hazardous waste site locations, has decided not to include a map/list of known hazardous waste sites. Noble forewarns the Board to “know” where these hazardous waste sites are located as a developer may or may not conduct the proper due diligence involved in locating the same. The Master Plan will now reference a website. Bolan suggests creating a hazardous waste site map (updated as necessary) and displaying it in the Township offices.

**Moved by Claus, seconded by Noble, motion carried to hold a public hearing on February 1, 2018.**

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

**Voting No: None**

**Absent: Brooks**

### **DISCUSSION ITEMS:**

Jung states the Conservation Committee could be a part of the hazardous waste location issue.

### **ANNOUNCEMENTS:**


- A. Rose Township Board Report - Master Plan.
- B. Comments by Township Planner – None.
- C. Next Regular Planning Commission Meeting – February 1, 2018 - 7:00 p.m. (tentative)
- D. NOCFA Board Meeting – January 18, 2018 – 3:00 p.m. – Holly Township
- E. Next Township Board Meeting – January 10, 2018 at 7:00 p.m.
- F. 24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals – February 6, 2018, 7:00 p.m. (tentative)

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

None.

**ADJOURNMENT:**

**Meeting adjourned at 7:44 p.m.**

  
Debbie Miller, MMC, CMMC  
Rose Township Clerk

Approved/Corrected