



## **COMMUNICATIONS:**

- A. RCOC Road Report
- B. Summary of Online Survey
- C. Small Wine Special Land Use Ordinance Draft

Also, received meeting minutes from Special Master Plan Workshop.

## **COMMITTEE REPORTS:**

None.

## **PUBLIC HEARING:**

None.

## **NEW BUSINESS:**

### **A. Review of Special Land Use for Development Adjacent to Hazardous Waste Sites.**

This matter originates from a land use request/developer proposing construction of development of land adjacent to a hazardous waste site. A Planning Commission board member requested that soil boring/environmental data be provided for review and developer refused to provide stating they were not required to do so. To prevent this in the future, the proposed Amendment would state that if there is any land development adjacent to a known hazardous waste site, construction type, contaminate information and approval/clearance information must be provided. It is important that the Planning Commission be aware of any potential issues and that any potential developers furnish all such data for review.

**Moved by Noble, seconded by Brooks, motion carried to table.**

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

**Voting No: None**

## **OLD BUSINESS:**

### **A. Small Wine Maker Ordinance Amendments (Township Board Request)**

LSL Planning provides a draft outline, definitions and conditions. Jung distributes another outline she drafted. Noble suggests deleting "alcoholic products", too broad, narrow language to wine only. Michelle Foster (LSL Planning) reads the definition. Suggests changing language to "tasting room for tasting/selling of wine(s)". Ms. Foster states intent language can also be added to the definition and states conditions are requirements. Conditions: accessory (incidental) use to principal farm, minimum area of 20 contiguous acres. Lynn asks if the number of wineries allowed in Rose Township can be limited. Stanczyk states Rose Township does not possess the infrastructure to handle large traffic. Plewes suggests checking state rules/guidelines before deciding on a number allowed within the Township. Brooks states we can regulate decisions based on circumstances/conditions. Board decides to strike line item C. Line item D, size of facility no larger than 6,000 square feet with retail space totaling 25% or less. Reduce 6,000 square feet to not to exceed 3,000 square feet. Noble suggests changing "processing facility" to "facility". F. Jung adds "disposal and processing of waste must be done in accordance to state and local regulations and for preserving natural resources, no process shall create toxic hazardous substances or toxic odors." G. Hours of operation for visitors no earlier than 10:00 a.m.

and no later than 11:00 p.m. Board agrees to change hours of operations to 10:00 a.m. until 8:00 p.m. H. and I. deal with controlling agencies. Plewes suggests “including, but not limited to” language. Noble suggests combining H, I and J as they all deal with permits. Add language stating “parcel must be owned, operated and occupied by the owner/operator of winery” as new C. Site must have minimum area of 20 contiguous acres, identify also by a single property parcel identification number. Claus is concerned about “gathering” language. Language in addition to Fire Marshall regulations, special use permit required outside of standard uses. Lynn is concerned about the effects to surrounding residents/property owners. Jung suggests language dictating surrounding parcel size requirement. If owner/operator wanted to hold a special event, would have to follow Township procedures. Can “special events” be prevented? Brooks suggests narrowing the scope, limit guests, specific special event uses must be permitted and are restricted by the following covenants, i.e., size, number of guests, number of events, hours, etc. Ms. Foster states with a special land use they can get permission, therefore, limit. #12/existing building/facility. Brooks states based on the use, new construction/remodeling would likely be necessary. Therefore would review special land use or site plan review. Ms. Foster suggests adding design standard language and that design consistent with character of neighborhood. Keep consistent with the rural character of the neighborhood.

Ms. Foster summarizes: strike (C), , include #5 language, design standard language, various language differences to include make it more in line with barn wedding language, combine agency approvals into one category, change hours to end 8:00 p.m., look into limiting number of events.

## **B. Master Plan and Recreation Plan Review**

Josh (LSL Planning) is taking comments from survey for Master Plan and working on final draft.

Noble states before grants can be applied for, documents need to be finalized. Ms. Foster states the Plan has to be adopted by March 1<sup>st</sup>. Ms. Foster states the Plans can be dealt with separately.

### **TABLED ITEMS:**

None.

### **DISCUSSION ITEMS:**

None.

### **ANNOUNCEMENTS:**

- A. Rose Township Board report** – Noble reminds Board about hazardous waste site agenda addition.
- B. Comments by Township Planner** – See above.
- C. Next Regular Planning Commission Meeting** – October 5, 2017 - 7:00 p.m. (tentative)
- D. NOCFA Board Meeting** – September 21, 2017 – 3:00 p.m. – Holly Township Hall
- E. Next Township Board Meeting** – September 13, 2017 at 7:00 p.m.
- F. 24/7 Rose Township Recycling** – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals** – October 3, 2017, 7:30 p.m. (tentative)

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

None.

**ADJOURNMENT:**

**Meeting adjourned at 9:15 p.m.**

Approved/~~Corrected~~—

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Debbie Miller, MMC, CMMC  
Rose Township Clerk