

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 7, 2016**

The following residents and guests signed in as present:

Donna Boshell	Mary Wermuth	Art Wermuth	John Wermuth
Mark Bolan	Cathy Dingman	Richard Kaniewski	Mary Kaniewski
Tom Willwerth	Jean Moreno	Dayton Lakey	Matt Charles
Nancy Charles	Jim Fuller	Carmen Scobin	Rod Wyman
Toni Wyman	Matt Czarnecki	Dior Rushton	Kurt Jung
Marilee Carstens	Kendall Carstens	Linda Dagenhardt	

Other(s) present: Susan Weaver (recording secretary), Clerk/Debbie Miller, Michelle Foster (LSL Planning), David 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, Fuller, Noble, Scheib-Snider, Lynn, Brooks

Board Members Not Present: Claus (arrives at 7:35 p.m.)

APPROVAL OF AGENDA:

A. Approval of Proposed Agenda for April 7, 2016.

Moved by Noble, seconded by Lynn, motion carried to approve the Agenda as published.

Voting Yes: Scheib-Snider, Stanczyk, Noble, Lynn, Fuller, Brooks

Voting No: None

APPROVAL OF MINUTES:

A. Approval of Regular Meeting Minutes of March 3, 2016.

Moved by Brooks, seconded by Lynn, motion carried to approve the March 3, 2016 meeting minutes as submitted.

Voting Yes: Stanczyk, Fuller, Lynn, Noble, Scheib-Snider, Brooks

Voting No: None

PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):

None.

COMMUNICATIONS:

A. Proposed Ordinance Amendments (Barn Weddings and Receptions)

B. Chapter 19 Nuisance Regulations

C. Public Hearing Notice

COMMITTEE REPORTS:

None.

PUBLIC HEARINGS (Notification as Required by State Law):

A. Barn Weddings and Receptions.

Claus arrives 7:35 p.m.

Public Hearing Opens at 7:38 p.m.

John Wermuth, Resident states he was married on his property, considers this a positive use. Resident has never had a problem/issue with living down the road from “wedding barn” or its activities.

Kathy Dinman, Resident states she has never had an issue with the “wedding barn”.

Richard Kaniewski, Resident, next door neighbor to “wedding barn”, believes this is a wonderful use and has never had any problems/issues with it.

Mary Berman, Resident, operates a campground on Tipsico Lake and believes her campground generates more noise than the “wedding barn”. Resident is grateful the property owners raise beautiful horses and hold weddings. Resident hopes the Township Boards can see the wisdom of maintaining land without developing it.

Tom Willwerth, Resident states he attended the Construction Board of Appeals meeting and believes they thoroughly investigated issues and answered questions. Smoke detectors. Concerned with the ongoing expense of coming to the Board yearly.

Marilee Carstens, Resident states “wedding barns” are a great use.

Jean Moreno, Resident enjoys the weddings held at the “wedding barn”, no traffic/parking/litter problems.

Public Hearing Closes at 7:49 p.m.

Lynn drafted and passes out an outline document of proposed changes and points she would like to address. Once discussed and amended by the Board, this outline states as follows:

1. Under DEFINITIONS would like to add: The agricultural barn or structure was existing at the time of the adoption of this Ordinance.
2. Under LIST OF STANDARDS add: 1) This specific use shall be an accessory use and clearly incidental to a principal farm use as permitted in the agricultural district.
3. Line Item 1/LIST OF STANDARDS: The site shall have a minimum of twenty (20) acres identified by a single Property (Parcel) Identification number. Eliminates two (2) smaller parcels with separate property identification numbers but a single address. Discussion of accessory use to “farm” and incidental in agricultural district.
4. Line Item 8: A maximum of one (1) event per week and a maximum of fifteen (15) per calendar year shall be permitted during the months of May through September. This will minimize the potential

impact on surrounding property owners, while emphasizing the incidental nature of this use. Fuller disagrees with one (1) event per week, should remain two (2) per week. Claus agrees, should remain at two (2) events per week. Lynn reminds the Board that it is drafting the amended Ordinance for the benefit of the whole Township, not just this specific family.

Informal vote regarding amount of events per week/year:

Claus: 2 events/week – 15/year
Fuller: 2 events/week – 15/year
Noble: 1 event/week – 15/year
Scheib-Snider: 1 event/week – 15/year
Brooks: 2 event/week – 15/years
Stanczyk: 1 event/week – 15/year
Lynn: 1 event/week – 15/year

Moved by Brooks, seconded by Noble, motion carried to recommend approval to the Township Board for the addition of a Definition 30.86 for Barn Weddings and Receptions to read as: “A seasonal use of an existing agricultural barn or structure on a farm that is used for private weddings and/or wedding receptions, the agricultural barn or structure was existing at the time of the adoption of this ordinance.” Recommend approval to the Township Board the addition to Section 38.179, Schedule of Uses, Agricultural District - the addition of barn weddings and receptions as a special land use. Recommend approval to the Township Board, the addition to Section 38.582, DD. Barn Weddings and Receptions as presented to us tonight with the following amendments: 1. The addition of one (1) condition that states “This specific use shall be an accessory use and clearly incidental to the principal farm use as permitted in the agricultural district.” 2. Line #1 as submitted: “The site shall have a minimum of twenty (20) acres identified by a single property parcel identification number.” 3. Line Item #8 as presented: “A maximum of one (1) event per week and a maximum of fifteen (15) per calendar year shall be permitted during the months of May through September.

**Voting Yes: Scheib-Snider, Stanczyk, Noble, Claus, Lynn, Fuller, Brooks
Voting No: None**

NEW BUSINESS:

None.

OLD BUSINESS:

None.

TABLED ITEMS:

None.

DISCUSSION ITEMS:

None.

ANNOUNCEMENTS:

A. Rose Township Board report – Scheib-Snider reminds the Board it is almost election time.

- B. Comments by Township Planner – Michelle Foster (comments inaudible on record)
Attorney Mulvihill states legislative process cannot be second guessed, this is why the PC has set parameters here to tonight.
- C. Next Regular Planning Commission Meeting – May 5, 2016 - 7:30 p.m.
- D. NOCFA Board Meeting – April 21, 2016 – 6:30 p.m. – Rose Township
- E. Next Township Board Meeting – April 13, 2016 at 7:30 p.m.
- F. 24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals – May 3, 2016, 7:30 p.m., Rose Township (tentative)

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

Matt Czarnecki, Resident states this Leap of Faith wedding barn is the first of its kind in Rose Township. Resident recommends the Board expand time frame into October, although more than 15 events per year would be “big business”.

ADJOURNMENT:

Meeting adjourned at 9:02 p.m.

Approved/Corrected


Debbie Miller, MMC, CMMC
Rose Township Clerk