

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MINUTES
January 15, 2026**

Location: 9080 Mason St., Holly, MI 48442

1. **Call the meeting to order** – Chair Brooks called the meeting to order at 7:03 pm.

2. **Roll Call**

Members Present: Stanczyk (arrived at 7:07 pm), Wayman, Brooks, Bolan, Jobes, Jung, Speace

Members Absent: None

3. **Approval of Agenda**

Motion by Commissioner Wayman to approve the agenda as presented. Supported by Treasurer Jobes. A voice vote was taken. All present voted yes. The motion was carried 6/0.

4. **Minutes**

Motion by Commissioner Wayman to approve the minutes of June 5, 2025 as presented. The motion was supported by Commissioner Bolan. A voice vote was taken. All present voted yes. The motion was carried 6/0.

5. **Public comments on agenda items (excluding Public Hearing) - None**

6. **Election of Officers**

7:07 pm - Commissioner Stanczyk arrived. All commissioners are now present.

Motion by Commissioner Bolan to elect Commissioner Brooks as chair. Supported by Commissioner Wayman. A roll call vote was taken. Jung-yes; Stanczyk – yes; Speace – yes; Jobes – yes; Brooks – yes; Bolan – yes; Wayman – yes. The motion was carried 7/0.

Motion by Commissioner Bolan to elect Commissioner Wayman as vice chair. Supported by Commissioner Brooks. A roll call vote was taken. Bolan – yes; Speace – yes; Jobes – yes; Wayman – yes; Stanczyk – yes; Jung – yes; Brooks – yes. The motion was carried 7/0.

7. **Communication - None**

8. **Committee Reports – None**

9. **Public Hearing**

Rezoning request of 9.03 acres undeveloped land on Demode Road, west of Hickory Ridge Road (Parcel ID# 06-19-401-015) from AG/RP to R-1R.

Notifications were mailed and notices were published as required.

Commissioner Brooks stated that he is a neighbor of the property owners and asked if that was an issue for the commission members. All agreed that it was not an issue.

Applicant stated intent to split approximately 9 acres from a 20-acre parcel (previously two 10-acre parcels combined to meet 20-acre requirement for a wedding venue). They are discontinuing wedding venue use and want to retain certain water features/amenities with the barn parcel; rezoning is needed because the 9-acre split would not remain conforming under agricultural zoning.

Planner Brian Borden (SafeBuilt), reviewed ordinance rezoning standards (noted as Section 38-45(E) in the meeting) and emphasized:

- Rezoning is a two-step process: Planning Commission makes a recommendation and refers their recommendation to the Township Board for a final determination
- No conditions may be attached to a conventional rezoning recommendation under state law
- Master Plan alignment: current Future Land Use indicates Rural Preservation/Agriculture, which aligns with current AG/RP zoning; request creates inconsistency unless supported by goals/objectives or changes in conditions
- Discussed “spot zoning” concern: requested R-1R could be viewed as isolated/unplanned relative to adjacent zoning; offered alternatives for consideration (including whether master plan review area expansion or different zoning district would mitigate the issue).

Chair Brooks opened the public hearing at 7:25 PM

Public Comments (summary)

- Vince Pippitone (Hickory Ridge Rd) spoke in support; encouraged approval.
- Dan Johnson (Tipsico Trail) spoke in support; noted property is well maintained and he had no objections.

Commissioner Brooks closed the Public Hearing at 7:27 pm.

Commissioner Brooks asked for comments from all commissioners in turn. This is a summary:

- Rezoning will not impact the current sub plan area nor any future modifications to the sub plan area
- No concerns were expressed regarding spot zoning
- Nearby R-1B zoning would mitigate any issues with an isolated piece of R-1R
- Confirmation that if rezoning and land division proceed, the existing wedding barn special use would become noncompliant due to the 20-acre requirement (noted as a use condition).
- Rezoning this parcel reduces current environmental and traffic impact of use as a wedding venue

Motion by Commissioner Wayman to recommend to the Township board that they approve the rezoning request of the tentative parcel B of Parcel ID# 06-19-401-015 from AG/RP to R-1R. The basis of this recommendation is consistency with the rezoning review Section 38-45 (E) of the Township ordinances. Supported by Commissioner Speace. A roll call vote was taken. Speace—Yes; Stanczyk—Yes; Wayman—Yes; Jobes—Yes; Brooks—Yes; Bolan—Yes; Jung—Yes. The motion was carried 7/0.

The recommendation is forwarded to the Township Board.

10. New Business - None

11. Discussion Items

Data Centers: Commission discussed that Rose Township has no specific ordinance addressing data centers. Consensus support to request Township Board action, including consideration of a one-year moratorium on data center requests to allow time to develop ordinances. No objections voiced; Steve McGee to take request back to the Township Board.

Announcements

A. Rose Township Board Report

Board liaison, Treasurer Jobes, reported township business as usual; noted conference attendance and value of learning from other townships; township is in a strong position for future planning.

B. Comments by Township Planner

Planner provided an update on the Master Plan amendment process related to the Rose Center/Hickory Ridge Road subarea, committee work, anticipated draft mapping, and scheduling constraints (planner and Steve McGee are unavailable for the regular February meeting). Discussed potential special meetings and the statutory review timeline (including a 42-day review/comment window and subsequent public hearing process).

C. Next Regular Planning Commission Meeting February 5, 2026, 7:00 PM Rose Twp. Offices, 9080 Mason Street, Holly, Michigan (tentative).

D. Next Regular Township Board Meeting February 11, 2026, 7:00 PM

E. Zoning Board of Appeals February 3, 2025, 7:00 PM, Rose Township Hall. (tentative)

13. Open the meeting to the public

No comments received.

14. Adjournment

Motion by Commissioner Bolan to adjourn at 8:22 pm. Supported by Commissioner Wayman. A voice vote was taken. All present voted yes. The motion was carried 7/0.

Respectfully submitted: Diane Hill, Deputy Clerk/Recording Secretary