

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 5, 2026, 7:00 pm**

Location: 9080 Mason St., Holly, MI 48442

1. Call the meeting to order –Commissioner Wayman called the meeting to order at 7:02 pm

2. Roll Call:

PRESENT: Wayman, Bolan, Jung, Speace

ABSENT: Stanczyk, Jobes, Brooks

Motion by Commissioner Speace to excuse Commissioner Brooks who is out of town on business. Supported by Commissioner Bolan. A voice vote was taken. All present voted yes. The motion was carried 4/0.

3. Approval of Agenda

Motion by Commissioner Bolan to approve the agenda as published. Supported by Commissioner Speace. A voice vote was taken. All present voted yes. The motion was carried 4/0.

4. Minutes: Additions, corrections and/or approval

A. Regular Meeting February 19, 2026

Motion by Commissioner Speace to approve the minutes of the February 19, 2026 special meeting. Supported by Commissioner Bolan. A voice vote was taken. All present voted yes. The motion was carried 4/0.

5. Public comments on agenda items (excluding Public Hearing)

No public comments received.

6. Communications - None

7. Committee Reports

- **Sub-Area Plan Discussion**

Planner Brian Borden (SafeBuilt) provided an overview of the proposed updates to the Sub-Area Future Land Use Map following previous discussions and work completed by the subcommittee. The subcommittee reviewed existing zoning, existing land uses, lot sizes, and the removal of the sub-area concept that was originally intended to intensify development around a potential school site.

Two versions of the future land use map were presented:

Option A: The recommendation from the subcommittee emphasizing rural preservation and maintaining a 10-acre rural preservation designation in the southeast portion of the sub-area.

Option B: Similar to Option A but changes the southeast corner designation from 10-acre rural preservation to 5-acre rural residential, intended to create a smoother transition with surrounding land uses.

Commission members discussed the intent of the master plan, the original concept of a town-center style development anchored by a school, and the implications of removing that concept now that the school is no longer planned.

Discussion also included reference to ordinance provisions regarding public or semi-public overlays and the relationship between the overlay concept and the underlying agricultural zoning.

The planner outlined the next step in the process:

- holding a public workshop once the commission identifies a preferred draft map. The workshop would allow residents and property owners in the area to provide feedback before formal hearings occur.

Several commissioners indicated a preference for using Option A as the draft version moving forward since it reflects the subcommittee recommendation and aligns with the township's rural preservation goals. Other commissioners noted interest in hearing feedback from area residents before finalizing a position.

Consensus was to proceed toward a public workshop using Option A as the working draft, while noting that revisions could still be made before formal adoption of the plan amendment.

Staff will prepare notification mailings and post information on the township website to inform property owners and residents in the sub-area about the workshop.

8. Public Hearings (Notification as required by State Law) - None

9. New Business - None

10. Unfinished Business - None

11. Tabled Items - None

12. Discussion Items

Data Centers / Zoning Ordinance Updates:

Staff provided an update regarding potential zoning ordinance amendments related to emerging land uses including data centers, battery storage facilities, and updates to wind and solar regulations.

The township attorney advised that the Township Board may consider adopting a moratorium on data centers to allow time to draft appropriate ordinance language regulating the use.

The moratorium would provide approximately 12 months for the township to develop and adopt updated zoning provisions. Staff noted that battery storage facilities may need to be addressed first due to regulatory authority held by the Michigan Public Service Commission in certain cases.

Staff indicated that draft ordinance language and examples from other communities will be prepared and presented to the Planning Commission for review in upcoming months.

13. Open the meeting to the public

A resident suggested reviewing historical master plan versions from around 2003–2004 when the school property was originally purchased to understand the planning context at that time. Staff indicated they would review available historical plans.

No additional public comments were received.

14. Adjournment

Motion to adjourn by Commissioner Speace. Supported by Commissioner Bolan. A voice vote was taken. All present voted yes. The motion was carried 4/0.

The meeting adjourned at **7:51 p.m.**

Submitted by: Diane Hill – Deputy Clerk/Recording Secretary