

Regular Meeting Rose Township Board of Trustees
MINUTES
July 9, 2025, 7:00 p.m.

Location: Township Office, 9080 Mason Street, Holly MI 48442

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Stilwell, Miller, Jobes, Bourdeau, Maher

MEMBERS ABSENT/Excused: None

APPROVAL OF AGENDA

The following changes were requested:

- Add Item #7 under New Business – Interlocal Agreement with SMART
- Presentations – Don Speace is not present; Julius Stern has declined to be considered for the Planning Commission vacancy and will make a presentation regarding the mining project in Springfield Township
- Corrections to the following dates: ZBA Aug. 5, 2025 and Planning Commission Aug. 7, 2025

Motion by Trustee Maher to approve the agenda with the changes just addressed. Supported by Treasurer Jobes. A voice vote was taken. All present voted yes. The motion was carried 5/0.

APPROVAL OF CONSENT AGENDA

- Minutes of Regular Board Meeting – June 11, 2025
- Minutes of Special Budget Hearing Board Meeting – June 25, 2025
- Building Department Report – June 2025
- Building Department Income Report – June 2025
- Summary Report – Building, Code Enforcement, CDBG Block Grant – June 2025
- N.O.C.F.A.
- Financial Reports
- HAYA
- Treasurer's Report – None

Motion by Treasurer Jobes to approve the Consent Agenda as presented. Supported by Clerk Miller. A roll call vote was taken. All present voted yes. The motion was carried 5/0.

PUBLIC HEARING – None

PRESENTATIONS – ~~Julius Stern and Don Speace interviews for vacant Planning Commissioner position.~~
Julius Stern will present information on the proposed Springfield Township mining project.

UNFINISHED BUSINESS – None

NEW BUSINESS

1. Recommendation from the Planning commission Regarding Rezoning Request from VMP Development and Request for the Planning commission to Review the Master Plan to Evaluate

Appropriate Future Land Use Designations for the Subject Property – Proposed Resolution 2025-21

Public Comment: none

**Resolution No. 2025-21
Rose Township Planning Commission**

Recommendation to Deny Rezoning Request – Parcel ID# 06-20-100-016

WHEREAS, the Rose Township Planning Commission held a duly noticed public hearing on June 5, 2025, in accordance with the Michigan Zoning Enabling Act (Act 110 of 2006, as amended), regarding a request submitted by VMP Development to rezone approximately 62 acres of land located on Hickory Ridge Road, south of W. Rose Center Road (Parcel ID# 06-20-100-016), from Agricultural/Rural Preservation (AG/RP) to Single-Family Residential (R-1A); and

WHEREAS, the Planning Commission received presentations from the applicant and the Township planning consultant, SAFEbuilt, and considered all testimony, documentation, and public comment submitted in relation to the request; and

WHEREAS, the Planning Commission reviewed the request against the applicable review standards set forth in Section 38-45(E) of the Rose Township Zoning Ordinance; and

WHEREAS, the Planning Commission voted to deny the rezoning request at their meeting on June 5, 2025 because moving from AG/RP 10-acre parcels to 1.5 acre R1A parcels is not a gradual change in land use, conditions have not changed sufficiently for a zoning change R1A, and other single-family undeveloped land is available in the surrounding area, including parcels zoned R1A.

NOW, THEREFORE, BE IT RESOLVED, that the Rose Township Board of Trustees ~~Planning Commission~~ hereby recommends **denial** of the rezoning request for Parcel ID# 06-20-100-016 from AG/RP to R-1A; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends the Township Board consider initiating a review and potential amendment to the Master Plan to evaluate appropriate future land use designations for the subject property.

**Motion by Trustee Maher to deny the rezoning of Parcel 06-20-100-016 from Ag/Rural Preserve to R1A as recommended by our Planning Commission on June 5, 2025.
Supported by Clerk Miller. A voice vote was taken. All present voted yes. The motion was carried 5/0.**

2. Resolution for Appointment to Planning Commission for a One-Year Term Expiring 12/31/2025 – Proposed Resolution 2025-22

Public Comment: what are the qualifications; what is the next expiring term

**Resolution No. 2025-22
ROSE TOWNSHIP
OAKLAND COUNTY, MICHIGAN**

A RESOLUTION TO APPOINT A MEMBER TO THE ROSE TOWNSHIP PLANNING COMMISSION

WHEREAS, the Rose Township Planning Commission currently has a one-year vacancy; and
WHEREAS, it is necessary to appoint a qualified individual to serve and contribute to the Planning Commission for the benefit of Rose Township and its residents; and
WHEREAS, the Township Board has reviewed and considered potential candidates for this appointment;

NOW, THEREFORE, BE IT RESOLVED that the Rose Township Board hereby appoints Donald Speace to the Rose Township Planning Commission for a term beginning January 1, 2025, and ending December 31, 2025.

Motion by Trustee Maher to appoint Don Speace to the Rose Township Planning Commission for a one-year term beginning January 1, 2025 and ending December 31, 2025. Supported by Trustee Bourdeau. A roll call vote was taken. All present voted yes. The motion was carried 5/0.

3. Request for Planning Commission Review – Master Plan Sub-Area Following Land Sale – Proposed Resolution 2025-23

Supervisor Stilwell stated that the future land map created 20 years ago shows a sub-area that was going to be a downtown - the vision back then. This needs to be revisited now that the land is being sold and there are no longer plans to build a school there.

Public Comment: at the time the Master Plan was developed, a school was planned for the property; how much R1A property is available

**2025-23 RESOLUTION REQUESTING PLANNING COMMISSION REVIEW OF MASTER PLAN SUB-AREA FOLLOWING LAND SALE
ROSE TOWNSHIP
OAKLAND COUNTY, MICHIGAN**

WHEREAS, the Rose Township Board of Trustees is committed to ensuring that its planning and zoning decisions are aligned with the Township's long-term vision and goals as outlined in the Master Plan; and

WHEREAS, a significant land transaction has recently occurred within a Sub-Area currently designated with multiple zoning classifications on the Future Land Use Map of the Master Plan; and

WHEREAS, this change in ownership may have implications for land use compatibility, infrastructure planning, and the preservation of community character; and

WHEREAS, under the Michigan Planning Enabling Act (Public Act 33 of 2008), the Planning Commission is the appropriate body to conduct such a review;

NOW, THEREFORE, BE IT RESOLVED, that the Rose Township Board of Trustees formally requests that the Rose Township Planning Commission:

1. Initiate a formal review of the Sub-Area;
2. Conduct a public meeting or workshop as deemed appropriate;

3. Provide a written summary of findings and recommendations, including any proposed changes to the Master Plan and/or Future Land Use Map;
4. Present proposals for zoning ordinance amendments, if applicable.

BE IT FURTHER RESOLVED, that the Township Board shall provide necessary support to the Planning Commission throughout this review process.

Motion by Treasurer Jobes for the Planning Commission to review the area known as Rose Corners for future land use regarding its future land use based on where we want to go. Supported by Bourdeau. A voice vote was taken. All present voted yes. The motion was carried 5/0.

4. Approval of Contract for Assessing Services – Thompson Property Tax Consulting

Supervisor Stilwell stated that, in his opinion, Oakland County has priced themselves out of our budget. The Township has been looking for a different assessor. He recommended Thompson Property Tax Consulting to the board. Our contract with Oakland County extends through August 31, 2025. He proposed starting Mr. Thompson on September 1, 2025. Mr. Thompson will be in the office at Rose Township one day/week.

Bill Thompson, Thompson Property Tax Consulting, addressed the board and presented his qualifications.

Public Comment: concern expressed regarding a previous contracted assessor; question regarding contract rate; request to elaborate on Oakland County's justification for fee increases; is there a plan if the workload increases

Clerk Miller read a statement expressing her concerns about moving assessing services from Oakland County to a contractor.

Motion by Supervisor Stilwell to approve the assessing services contract between Rose Township and Thompson Property Tax Consulting with a term beginning September 1, 2025 and ending August 31, 2028 as presented and to authorize the Township Supervisor and Clerk to execute the agreement on behalf of Rose Township. Supported by Trustee Bourdeau. A roll call vote was taken. The motion was carried 4/1.

Yes votes: Stilwell, Jobes, Bourdeau, Maher

No votes: Miller

Absent: None

5. Resolution to Establish and Designate a Personnel Committee – Proposed Resolution 2025-24

Proposed to appoint Supervisor Stilwell and Treasurer Jobes to the Personnel Committee. This committee will be the liaison with the board and put together a plan for all personnel. The committee is not making decisions. They will bring ideas to the board.

Public Comment: recommend a Trustee from Neighbor-2-Neighbor; wants committee input in the process; oversight and implementation of structure of committee; confusing – has an HR element; needs female perspective

Resolution No. 2025-24 to Establish and Designate a Personnel Committee

Resolved, that the Rose Township Board of Trustees hereby establishes and designates a Personnel Committee in accordance with Section 3.2(a) of the Rose Township Personnel Policies and Procedures Manual.

Be it further resolved that the Personnel Committee shall consist of **Supervisor Brad Stilwell** and **Board Member Bill Jobs**, who shall serve as the township's official personnel officers, responsible for the administration of personnel matters as delegated by the Township Board.

Motion by Treasurer Jobs to approve the designation of Supervisor Brad Stilwell and board member Bill Jobs as members of the Personnel Committee as outlined in Section 3.2(a) of the Rose Township Personnel Policies and Procedures. Supported by Trustee Bourdeau. A roll call vote was taken. The motion was carried 4/1.

Yes votes: Stilwell, Jobs, Bourdeau, Maher

No votes: Miller

Absent: None

6. Approval to Pursue our Option to Exercise of First Right of Refusal – Purchase of Foreclosed Property at 829 Milford Rd, Parcel ID: R 06-03-102-007

Public Comment: is this for Township use or will you flip it;

This is an option to purchase foreclosed property at 2 times the SEV. The intention tonight is to pass on this, and the property will go to auction in August. The board wants to consider policies for future considerations regarding the purchase of property.

No action taken.

7. Resolution to approve the Municipal Credit and Community Credit Interlocal Agreement between Rose Township and the Suburban Mobility Authority for Regional Transportation – Proposed Resolution 2025-25

This agreement transfers credits from SMART to WOTA. It is a formality and is done every year.

Public Comment: none

Resolution #: 2025-25

ROSE TOWNSHIP RESOLUTION

Approval of SMART Interlocal Agreement for Transit Credit Transfer

WHEREAS, Rose Township receives Municipal and Community Credits from the Suburban Mobility Authority for Regional Transportation (SMART) pursuant to Public Act 51 of 1951 and SMART's Community Credit Program; and

WHEREAS, the Township desires to allocate these credits to the Western Oakland Transportation Authority (WOTA) to provide eligible local public transportation services to residents; and

WHEREAS, SMART requires an executed Interlocal Agreement and completed Exhibit A to formalize the funding transfer; and

WHEREAS, Rose Township has selected Option 1, transferring 100% of both Community and Municipal Credits to WOTA;

NOW, THEREFORE, BE IT RESOLVED that the Rose Township Board approves the Interlocal Agreement with SMART, authorizes the full transfer of transit credits to WOTA effective July 1, 2025, and authorizes the Township Supervisor to execute all necessary documentation on behalf of the Township.

Motion by Treasurer to accept Resolution 2025-25 for the approval of SMART Interlocal Agreement for credit transfers. Supported by Trustee Bourdeau. A roll call vote was taken. All present voted yes. The motion was carried 5/0.

ANNOUNCEMENTS

- Zoning Board of Appeals – ~~July 1, 2025 – CANCELLED~~ August 5, 2025
- Planning Commission – ~~July 3, 2025 – CANCELLED~~ August 7, 2025
- NOCFA – July 22, 2025
- Neighbor-2-Neighbor – July 30, 2025

PUBLIC COMMENTS - limit to 3 minutes

REPORTS

- Clerk Miller
 - Attended Englehart funeral
 - Working on new procedures in the office
 - Learning Laserfiche
- Cemetery
 - Clerk Miller reported that residents have reported items stolen
 - Julius Stern reported the cemeteries are in the best shape they've ever been – Mitch Anderson goes above and beyond with maintenance; Beebe pump is ready to go
- N.O.C.F.A. – Clerk Miller
 - All good reports at the last meeting
 - I-75 accident review -
- Planning Commission – Treasurer Jobes – no report
- HAYA – Trustee Bourdeau
 - 49k in bank account
 - 3 referrals from Rose Township
 - Money is still available for Rose Township
- Trustee Maher
 - Looking forward to Neighbor-2-Neighbor
 - Will follow up with Steve about residence with commercial vehicles
 - B&E's in Academy Road area and also Canter Lane in Rose Township
 - Attended last Holly Village meeting because of the dam issue
 - July 19 is the next NoHaz event 46405 Lapeer Rd, 8am – 1pm
 - Will bring his truck to Township offices on July 18 from 3pm-5pm to collect NoHaz items on behalf of residents
 - Cemetery – has not straightened tombstones, but Mitch has done some
- Trustee Bourdeau
 - At the next Neighbor-2-Neighbor meeting, a representative from the opposition will be speaking about the proposed mining site in Springfield Township

- Holly Library has three pages of summer activities
- ZBA – Trustee Jobs – no meeting
- Treasurer Jobs
 - Summer tax bills have gone out
 - This is the second time collecting taxes; putting policies in place to improve the process
 - If you have questions about your tax bill, call the office
 - Will post explanation of line items on the website
 - Moving investments out of Wells Fargo
 - SAD – meeting Monday and Tuesday to set up the next round of meetings
 - Need to continue to disagree in transparency
- Parks and Recreation – Supervisor Stilwell
 - Dugouts are done
- Heritage Committee – Trustee Maher – no meeting
- Supervisor Stilwell
 - The budget is approved and in effect
 - Attended the second Holly Dam Committee meeting; they want to keep investigating the potential lost revenue in taxes (if Mill Pond is drawn down); they want this information because it affects Rose Township as well
 - Met with the Road Commission re: the strategic planning list of what we want to do in Rose Township, including improvements at Hensell/Davisburg and Terrace/Davisburg; 4-way stop at Davisburg/Milford Road and Hickory Ridge/Rose Center Roads – there needs to be a specific traffic count

ADJOURNMENT – Supervisor Stilwell adjourned the meeting at 9:02 p.m.