

***Township of Rose  
Oakland County  
Michigan***

**NOTICE TO ROSE TOWNSHIP  
RESIDENTS AND PROPERTY OWNERS**

**NOTICE IS HEREBY GIVEN** that the Rose Township Planning Commission will meet on Thursday, June 5, 2025 at 7:00 PM in the Rose Township Offices, 9080 Mason Street, Holly, Michigan 48442.

The purpose of the meeting is to consider and receive comments during a public hearing on the following rezoning application:

Mr. Vincent Pipitone of Perry, MI has applied for rezoning (amendment to the Official Township Zoning Map) of approximately 60 acres of undeveloped land generally located on the east side of Hickory Ridge Road and south of Rose Center Road (Parcel ID# 06-20-100-016) from the AG/RP Agricultural and Rural Preserve District to the R-1A Single-Family Residential District.

Comments in writing will be accepted until the date and time of the hearing and should be submitted to the Office of the Rose Township Clerk, 9080 Mason Street, Holly, Michigan, 48442.

A copy of the aforementioned application is available for inspection during regular business hours, Monday through Thursday, 8:30 A.M. to 4:30 P.M. at the Township Clerk's office, 9080 Mason Street, Holly, Michigan until and including the day of the hearing.

Persons needing assistance to attend the meeting should contact the Rose Township Clerk at (248) 634-8701 at least 72 hours prior to the meeting.

Steve McGee  
Zoning Administrator

Debbie Miller, MMC, MiPMC III  
Rose Township Clerk

Dated: May 19, 2025

Publish: May 21, 2025



OFFICE USE ONLY

FEE \_\_\_\_\_  
RECEIVED \_\_\_\_\_

## APPLICATION FOR REZONING

Please fill out application and mail/fax ATTENTION: Building/Zoning Office

9080 Mason Street

Holly, MI 48442

Phone: 248-634-0290

Email: buildingzoning@rosetownship.com

I (we) the undersigned, do hereby respectfully make application to and petition the Township Board to amend Rose Township's Code of Ordinances and change the zoning map of the Township of Rose as hereinafter requested, and in support of this application the following facts are shown:

1. The property sought to be rezoned is located and described as follows:  
General Location: Hickory Ridge Road and West Rose Center Road  
Acreage: 60 acres  
Sidwell Number: R 06-20-100-016
2. It is desired and requested that the foregoing property be rezoned from AG/RP to R-1A.
3. List all parties of interest (title holder, contract purchaser, partners). Include address & phone for each:

Name: Fenton Area Public School	Name: Vincent Pipitone
Address: 3100 Owen Road, Fenton MI 48430	Address: _____
Phone: _____	Phone: _____
E-mail: _____	E-mail: _____
Interest: Owner	Interest: Purchaser

Name: _____	Name: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
E-mail: _____	E-mail: _____
Interest: _____	Interest: _____

4. Applicant Name: Vincent Pipitone  
Address: \_\_\_\_\_  
City, State, Zip: , Perry, MI 4872  
Phone: \_\_\_\_\_ Home Office \_\_\_\_\_  
E-mail: goprobuilt100@icloud.com  
Interest: Purchaser pursuant to an executed purchase agreement

**CERTIFICATION:** I hereby grant permission to any Township Official, consultant or employee to access the property in order to review the request submitted.

Date 5/1/2025

Date \_\_\_\_\_

Signature of Applicant: Vincent Pipitone

Vince Pipitone

Print Name:

Heidie E. Ciesielski

Signature of Property Owner: Heidie Ciesielski

Heidie E. Ciesielski

Print Name



May 1, 2025

Via E-mail to [supervisor@rosetownship.com](mailto:supervisor@rosetownship.com)  
and U.S. Mail

Mr. Brad Stilwell  
Supervisor  
Charter Township of Rose  
9080 Mason Street  
Holly, MI 48442

Re: 60 Acres of Vacant Land on Hickory Ridge Rd, Holly, MI 48442 -Letter of  
Support for Rezoning from AG/RP Agriculture and Rural Preserve to  
Single-Family Residential

Dear Supervisor Stilwell:

I am writing to you to express my personal support of the potential rezoning of the above-referenced real property (the "Property"), which is owned by Fenton Area Public Schools, to single-family residential.

Fenton Schools, as the seller, has entered into an agreement to sell the aforementioned Property to Vincent Pipitone, Jr., the principal of VMP Development, LLC). The understanding of the Fenton Schools is that Mr. Pipitone intends to develop the Property with single-family homes. Fenton Schools will benefit directly from the revenue from selling the Property and indirectly from the eventual construction of new single-family homes on the Property as more families will move into Rose Township and their children will attend Fenton Schools. We also believe that Rose Township would benefit from increased assessments from the development of this Property.

As such, I support the rezoning of the Property. We believe that this would be a "Win-Win" for all involved. Thank you for the Township's consideration in this matter. If you would like to discuss this matter, please do not hesitate to contact me at

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Sincerely,  
Fenton Area Public Schools

/s/ Heidie E. Ciesielski  
Heide E. Ciesielski  
Superintendent

cc: Vincent Pipitone, Jr.



NARRATIVE IN SUPPORT OF REZONING APPLICATION  
APPLICANT: VINCE PIPITONE/VMP DEVELOPMENT  
PARCEL NO. 06-20-100-016  
REZONING FROM AG/RP to R-1A  
ROSE TOWNSHIP, MICHIGAN

**1. Subject Property Background.**

The applicant Vince Pipitone (“Applicant”) currently holds a contractual purchaser’s interest with the seller, the Fenton Area Public School District (the “School” and also the “Seller”), for approximately sixty (60) acres of unimproved rural land bearing the Parcel ID number 06-20-100-016 and commonly known as Hickory Ridge Road and West Rose Center Road (“Subject Property”). The School purchased the Subject Property for possible redevelopment as a public school campus. The School pursued other options for its campuses and now fully supports the applicant’s plan to utilize the Subject Property to provide new housing opportunities (and additional students) in the local school district. The Subject Property is accessible from Hickory Ridge Road (“Hickory”).

**2. Subject Property Plan.**

Hickory is not overburdened or in a high traffic area. Hickory serves a large area of the Rose Township (“Township”) population base and the Applicant’s ultimate plan is to add thirty (30) plus prospective single family home sites to the Subject Property. While this application is for rezoning and not site plan approval, in the interest of full transparency, the Applicant seeks to divide the Subject Property into large home sites of a minimum of 1.5 acres each. Each homesite will have individual septic and well and will not burden the municipality with an increase in load on water and sewer services. The Applicant has already conducted due diligence and the Subject Property has good soil and passed initial perc tests.

The roadways to access the homes on the Subject Property will be open road, no curb and



gutter with swales cut in parallel to the roads. Again, the interior roadways will not burden the County or Township, as they will be private roadways dedicated as general common elements to a condominium association (to be formed by Applicant) that will be obligated to maintain the roadways in good and sound condition. To minimize the possibility of any interference with Hickory, the Applicant will propose two (2) deceleration lanes for the proposed entrances into the Subject Property.

### **3. Subject Property Current Zoning and Surrounding Land Use.**

The Subject Property is currently zoned agricultural and rural preserve (“AG/RP”) as defined in Sec. 38-144 of the Rose Township Zoning Ordinance (“Zoning Ordinance”). Sec. 38-178 of the Zoning Ordinance provides clarification as to the intent and purpose of the AG/RP district (adopted in or around 2007). The AG/RP is designed as a “catch-all” district for agricultural land, and also for land that may have certain latent issues or traits that would make the parcel unfit for development. The very definition of the AG/RP district indicates that rezoning of AG/RP land is just and appropriate as the Township grows and its needs may change:

Some areas zoned for the AG/RP district may be planned for eventual development in other uses, pending proper timing, provision of utilities, streets and other necessary facilities; however, change of zoning districts should be gradual based upon a demonstrated need for additional residential land, relative to supply and in accordance with the recommendations of the township master plan.  
(Sec. 38-178).

There is a need in the community for additional single family residential housing, built in a rural character. A review of the Rose Township Zoning Map (“Zoning Map”) indicates that the vast majority of lands under a single zoning district are AG/RP. A cursory review of the Zoning Map would lead one to the conclusion that over half of all lands in the Township under any zoning classification are AG/RP. This further supports that the AG/RP zoning designation



is neither narrowly tailored to specific areas of the Township intended for permanent preservation, nor intended for long-term application to all lands in the Township under its designation.

#### **4. Support for Rezoning of Subject Property.**

In this rezoning, the seller of the Subject Property, the School, exists for the purpose of providing a community asset and public service. Here, the School has offered a letter of support for the Applicant's proposed plan and rezoning of the Subject Property, stating that the additional homesites would provide the benefit of additional students into the Fenton area school district, which is an overall community net positive and benefit. This commission should also find that rezoning the Subject Property to R-1A will have a strong community benefit.

#### **5. Rezoning Factors.**

Pursuant to Sec. 38-45 of the Zoning Ordinance, certain factors must be considered by the planning commission before an amendment to the official zoning map takes place when an application for said change is made. Pursuant to Sec. 38-45(c)(3), a written response addressing all twelve (12) criteria of the Zoning Ordinance Sec. 38-45(e) is required for a rezoning. Each factor and a response thereto is produced herein:

*Criteria for amendment of the official zoning map (rezoning).* In considering any petition for an amendment to the official zoning map, the planning commission and township board shall consider the following criteria in making its findings, recommendations and decision:

(1) Consistency with the goals, policies and future land use map of the township master plan. Change of zoning districts should be gradual and be based upon the township master plan. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.

A. The Township master plan is directly in line with and supportive of the Applicant's intended use. Rezoning the Subject Property to R-1A for the purpose of limited residential development is a fitting way to transition certain



nodes of the Township into regulated residential growth, without redeveloping too many individual parcels at once or overwhelming Township services. The Master Plan Future Land Use Map of Rose Township specifically designates the Subject Property as single family and multifamily residential, and indeed the Applicant is carrying on the Township's future plan.

(2) Appropriate timing for the zoning change in consideration of any infrastructural improvements necessary to support the zoning.

A. There are no infrastructural improvements (other than proposed decel lanes if site plan approval is eventually granted) that would burden Township resources. The subdivision that is ultimately proposed will have septic, wells, and private roads, and only augment the Township by contributing towards the tax base and school population.

(3) Compatibility of the site's physical, geological, hydrological and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.

A. The current zoning district designation reflects the agricultural and also dormant uses currently in this sector of the Township. The Applicant's initial due diligence on the Subject Property indicates that the land and soils are generally fit for the intended purpose of residential construction and dwelling.

(4) Compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values compared to uses permitted under current zoning.

A. The limited development proposed (30 + lots) with large lot sizes (greater than 1.5ac) accessed from a major highway (Hickory Ridge Road) means that there will be no perceptible increase in road traffic, and the overall quadrant of the Township remains so sparsely populated that thirty (30 +) additional homesites makes for a fitting gradual transition in the area and will not create any burdens.

(5) Capacity of the public infrastructure and services to accommodate all the uses permitted in the requested district without compromising the health, safety and welfare of the township.

A. As noted in the letter of support from the School, additional homesites are in fact a benefit to the School and tax bases and will increase health and safety by increasing Township revenue. The amount of new homesites proposed will not demonstrably burden the existing Township resources.



(6) Capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

A. Hickory is capable of carrying many vehicles and is a major thoroughfare serving the entire Township. The proposed rezoning is a negligible load increase on this artery, and the proposed entrance lanes to the development will eliminate any possibility of congestion occurring on the roadway.

(7) Demonstrated demand for the types of uses permitted in the requested zoning district in the township, and surrounding area, in relation to the amount of land in the township, and surrounding area, currently zoned and available to accommodate the demand.

A. There is no land in the nearby vicinity for new homes and new residents. As indicated in the School's letter of support, there is both a need and a desire for a limited amount of growth in this area.

(8) Ability of the site to meet the dimensional regulations for the requested zoning district.

A. While site plan approval is not being presented in this application for rezoning, all proposed dwelling unit lots meet every criteria of the proposed R-1A zoning designation.

(9) The requested rezoning will not create an isolated and unplanned spot zone.

A. The current zoning designation for the Subject Property contemplates it will be changed as the Township's needs change. Further, the current AG/RP designation is interspersed throughout the Township currently in all areas of the Township, so no spot zoning will occur by changing one of the many AG/RP parcels.

(10) If a rezoning is appropriate, the requested zoning district shall be more appropriate from the township's perspective than another zoning district.

A. The current market need for the Township is for single family homes, and lots of approximately 1.5 acre in size are sustainable and meet the market need.

(11) The request has not previously been submitted within the past one year, unless conditions have changed or new information has been provided.

A. This is a request of first impression.

(12) Other criteria as determined by the planning commission or township board which would protect the health and safety of the public, protect public and private

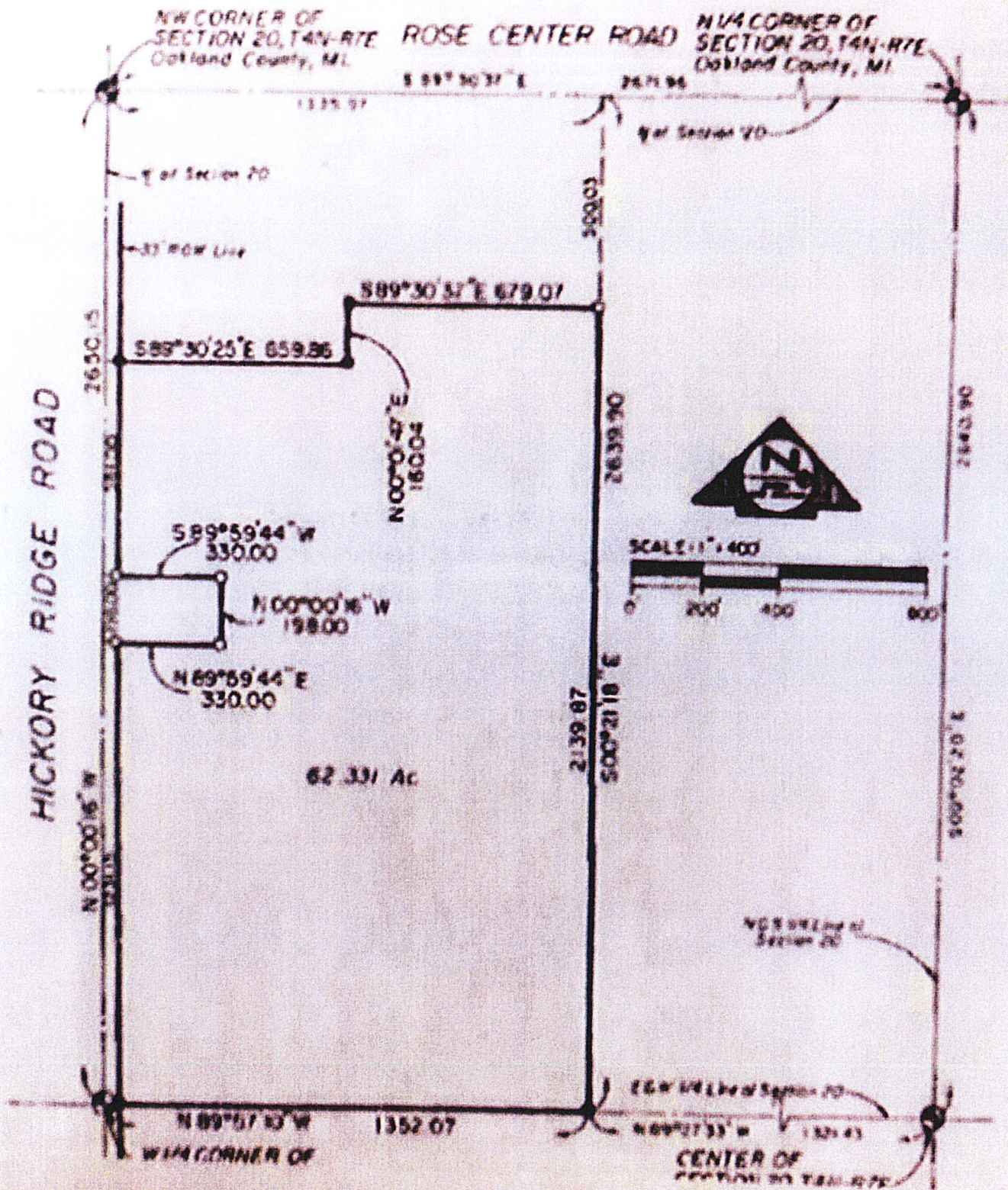


investment in the township and enhance the overall quality of life in the township.

A. There are no additional criteria that have not been considered



# Rose Township, Oakland County







Adopted June 13, 2007



LSL Planning, Inc.





# Rose Township, Oakland County



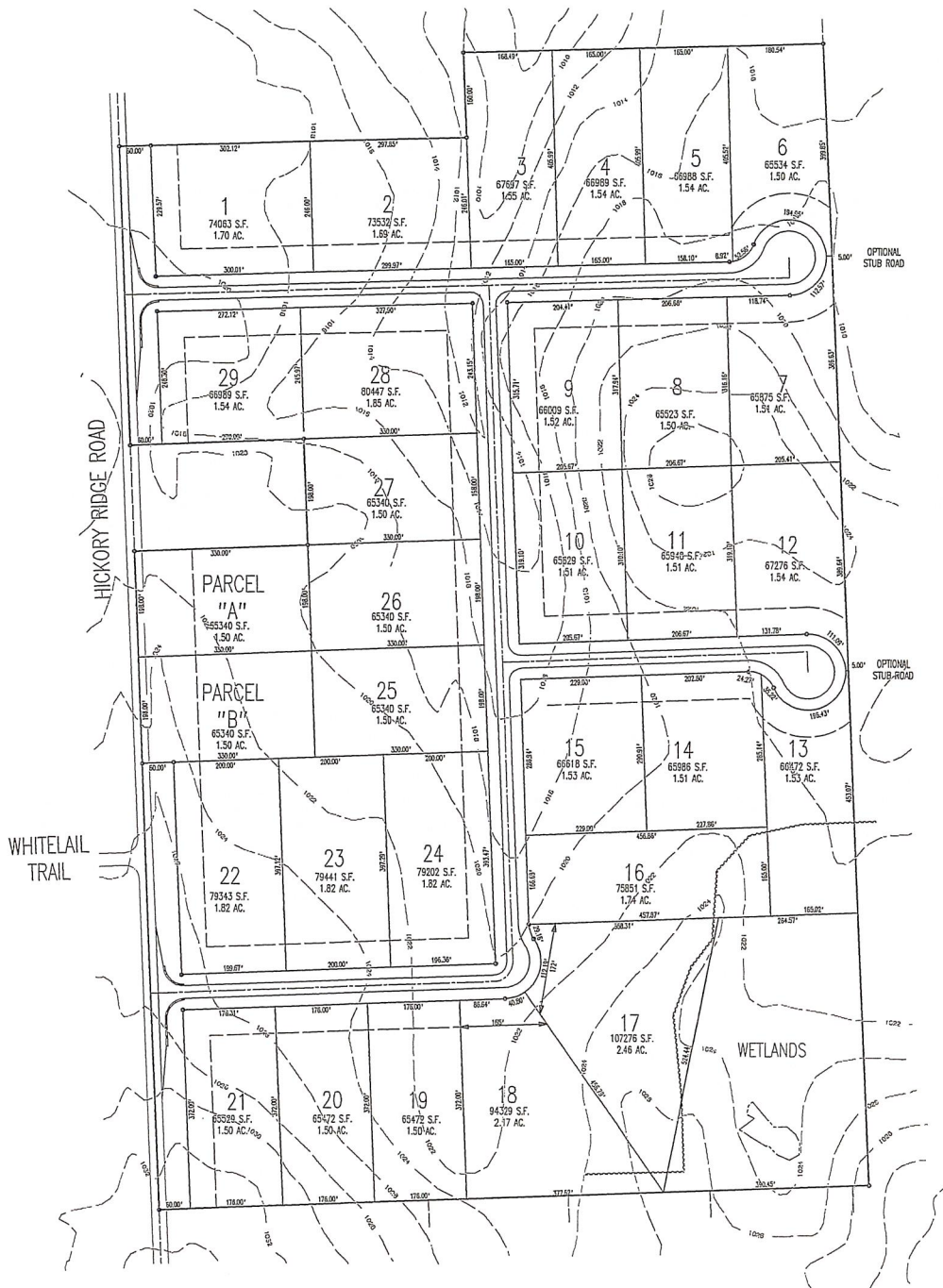


SCALE 1" = 100'



PROPOSED ZONING - R-1A SINGLE FAMILY RESIDENTIAL  
 MINIMUM UNIT AREA - 65,340 SF (1.5 ACRES)  
 MINIMUM LOT WIDTH - 165 FEET  
 SETBACKS : FRONT 50 FEET  
 SIDE 10'/20' TOTAL  
 REAR 50 FEET  
 ROAD LENGTH - 4,107 LF

CONCEPT PLAN  
 FOR  
 PARCEL 06-20-100-016  
 ROSE TOWNSHIP, MICHIGAN





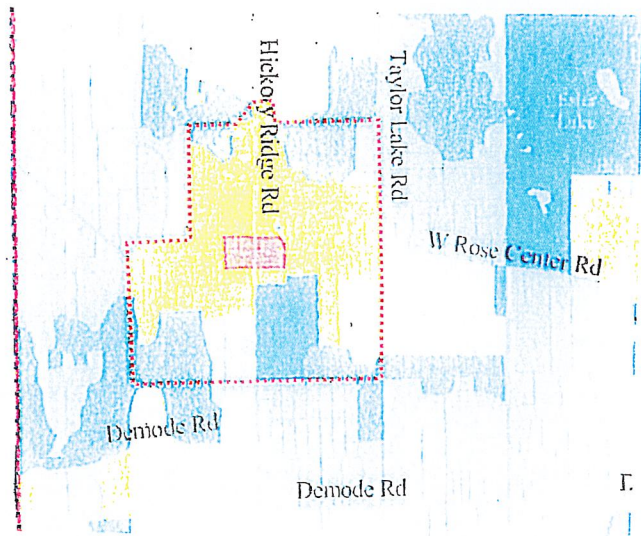


## Rose Center/Hickory Ridge Sub-Area Plan

The Rose Center/Hickory Ridge sub-area is generally located on the western section of the Township around the intersection of W. Rose Center and Hickory Ridge Roads. This sub-area has been designed to become a traditional hamlet within Rose Township where local businesses and neighborhood service establishments will be located along with residential uses and a site for a future school. The Rose Center/Hickory Ridge sub-area has the potential to become an important, yet small-scale activity center for the Rose Township community. This unique traditional area will reflect the small town tradition of the area by the use of design elements that correspond to its context and have a well defined sense of place. The intent for this area is to generate a place where Rose residents can purchase goods and services. It could also provide for a farmers market where local farmers can sell their products and residents can buy locally produced goods.

### *Land Uses*

The Rose Center/Hickory Ridge sub-area will be generally defined by a neighborhood commercial node located at the four corners of the intersection. These local businesses and neighborhood services will be concentrically framed to the north and south by medium density residential uses consisting of townhouses transitioning to single family residential uses. The proposed residential uses have been designed to respond to specific conditions of the site's context and to include adequate buffers and ponds that reflect the rural aesthetics of Rose Township. Community parks and sidewalks have been carefully integrated into the fabric of this hamlet area to provide future residents and visitors with adequate recreational opportunities and pedestrian links to the proposed uses. Residential densities at the outer edges of the proposed Rose Center/Hickory Ridge sub-area will transition to rural residential. A site located to the south along Hickory Ridge Road has been included for a future elementary school in the southeast quarter of this area. This elementary school, together with the proposed commercial uses and parks will generate most of the activity within the proposed hamlet.







## Relationship to Zoning










The future land use map, which is a long term plan, should not be confused with the Township's zoning map, which is a current (short term) regulation for how the land can be used today. The plan categories generally correspond to zoning districts, but there is some overlap to allow for specific site conditions. The future land use plan is intended to serve as a guide for land use decisions over a longer period of time (5 to 20 years). There are certain timing considerations that need to be in place such as road paving and other infrastructure to support development of the plan. Thus, not all properties should be immediately rezoned to correspond with the future land use plan.

Zoning changes should be made gradually so that growth can be managed. The plan should also be consulted as one of the criterion to judge the merits of a rezoning request. Zoning criteria based on standards recommended by a number of planning organizations and significant case law are listed below:

- Is the proposed rezoning consistent with the policy statements and future land use plan recommended in this plan? If not, is it reasonable to change the plan? There should be justification for a deviation from the plan. The Planning Commission should require an amendment to the plan before approval of a contrary zoning request.
- Is the timing for the zoning change correct? Have the infrastructural improvements necessary to support the new zoning been made?
- Is there reason to believe that the property owner cannot realize a reasonable rate of return with any use allowed under the current zoning classification? (i.e. is use under current zoning viable?) The right to a "reasonable" use of the property is not necessarily the most profitable use.
- Are all of the permitted uses allowed under the requested zoning district compatible with surrounding land uses and zoning?
- Is the environment of the site capable of accommodating the list of uses permitted under the requested zoning classification?
- Is there sufficient public infrastructure (street, sewer and water capacity) to accommodate the host of uses allowed under the requested zoning classification? Is the proposed change in keeping with the intent to protect the public "health, safety and welfare?" If not, is mitigation being proposed to accommodate the impacts?
- Is the site large enough to meet all requirements for setbacks, area, utilities and driveway spacing?

If the response to all those questions is affirmative, then the Township should grant the rezoning. If the response to one or more of the questions is "no" then substantial evidence needs to be provided by the applicant to justify the change.



-  Rural Preservation 1 unit/10 acres
-  Rural Residential 1 unit/5 acres
-  Single Family Residential 1 unit/1.5 acres
-  Lake Area Preservation 1 unit/3.33 acres
-  Multi-Family Residential 3 units/1 acre
-  High-Density Residential 6 units/1 acre
-  Conservation/Recreation/Public
-  Office/Commercial
-  Light Industrial

## Master Plan

# Future Land Use Map Rose Township, Oakland County

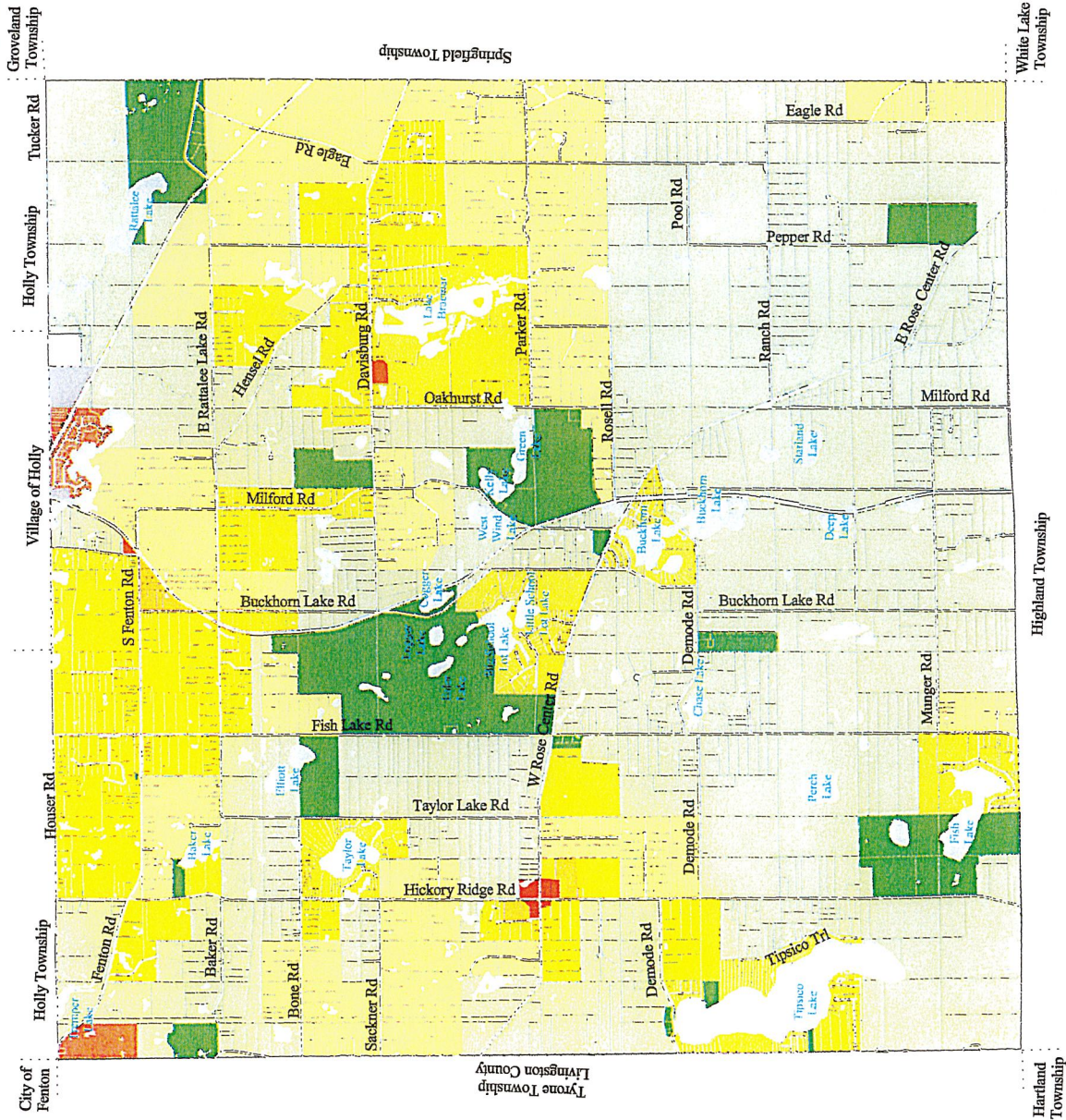
Original Adoption by Planning Commission 3-11-1999  
This Map Contains All Amendments Through 2-01-2001  
Draft Amendment 5-6-2003



**LSL**  
Landscape Solutions  
LLP  
11111 E. 14th Ave.  
Ann Arbor, MI 48106



0 3500 Feet



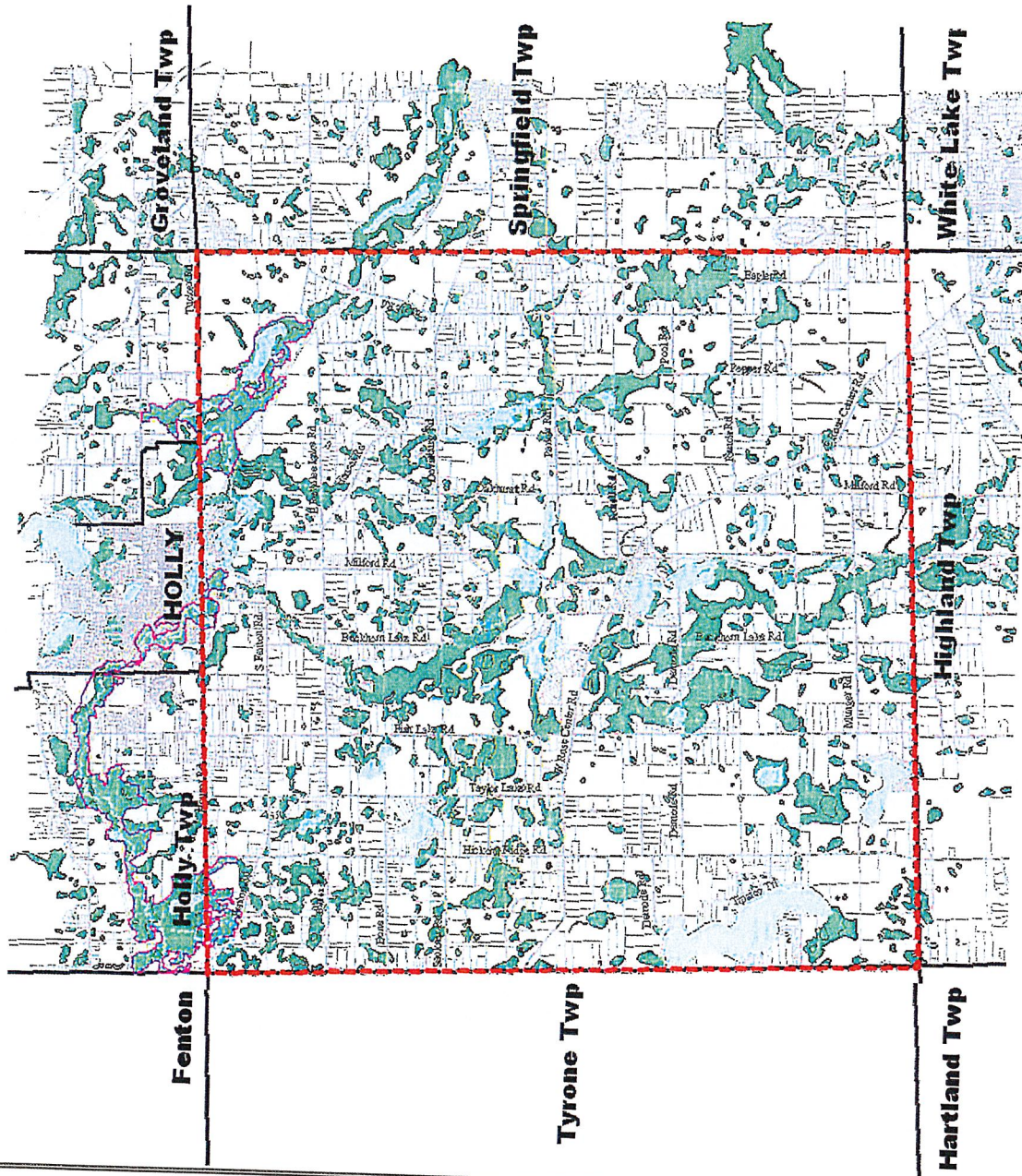


**Map Six:  
Waterways, Wetlands  
and Flood Plains  
Rose Township, Oakland County**

July 7, 2005



0-2 and County Community  
5 Economic Development  
2-20-8





# Map Eight: Vegetative Cover 1990 Rose Township, Oakland County

July 7, 2005

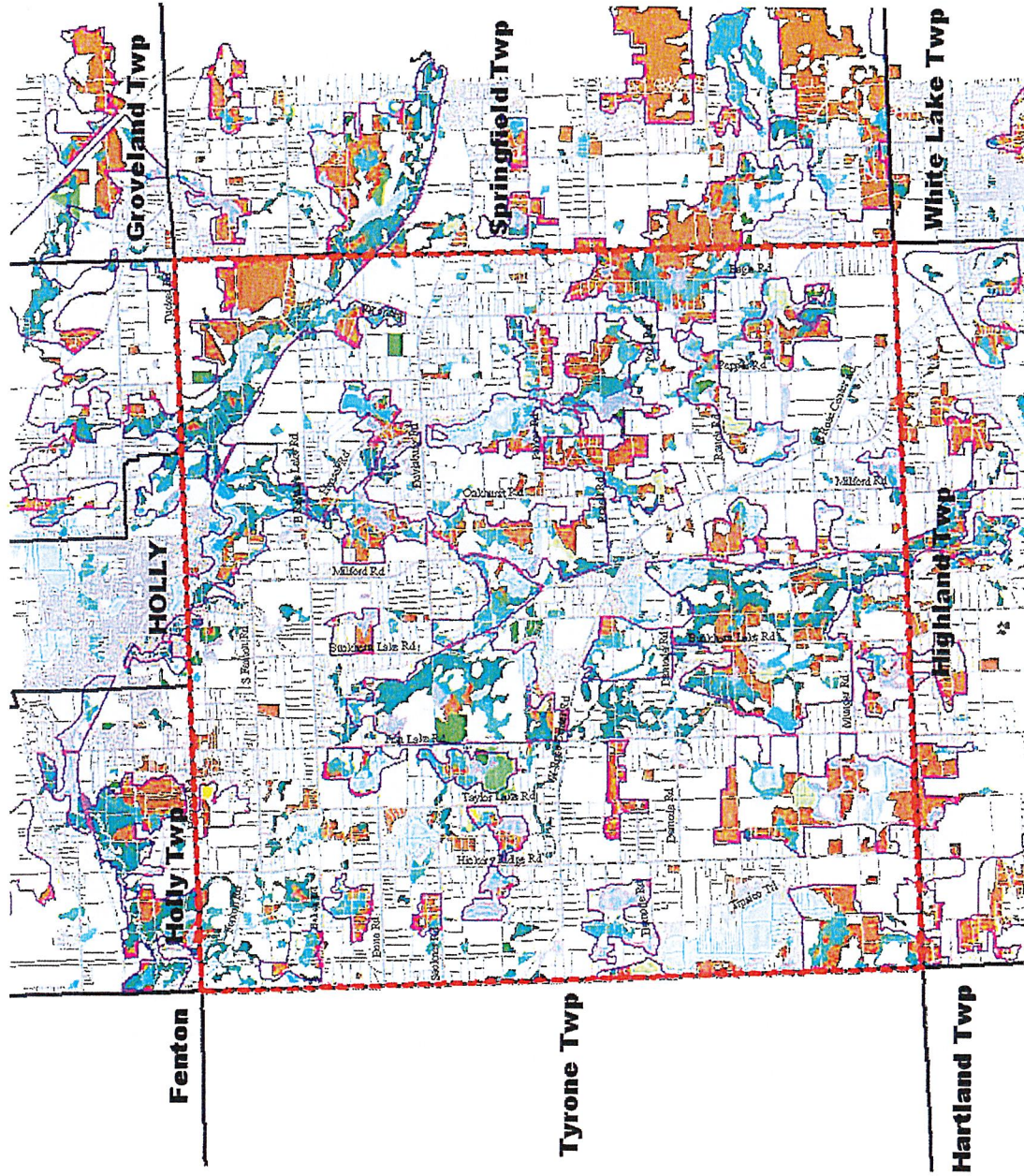
- Aspen/White Birch
- Central Hardwood
- Lowland Hardwood
- Pine
- Open Upland Conifer
- Lowland Conifer
- Aquatic Bed Wetland
- Emergent Wetland
- Scrub/Shrub Wetland
- Natural Areas - MNFI Sites
- Other



LSL  
LANDSCAPE  
SYSTEMS  
LABORATORY, INC.



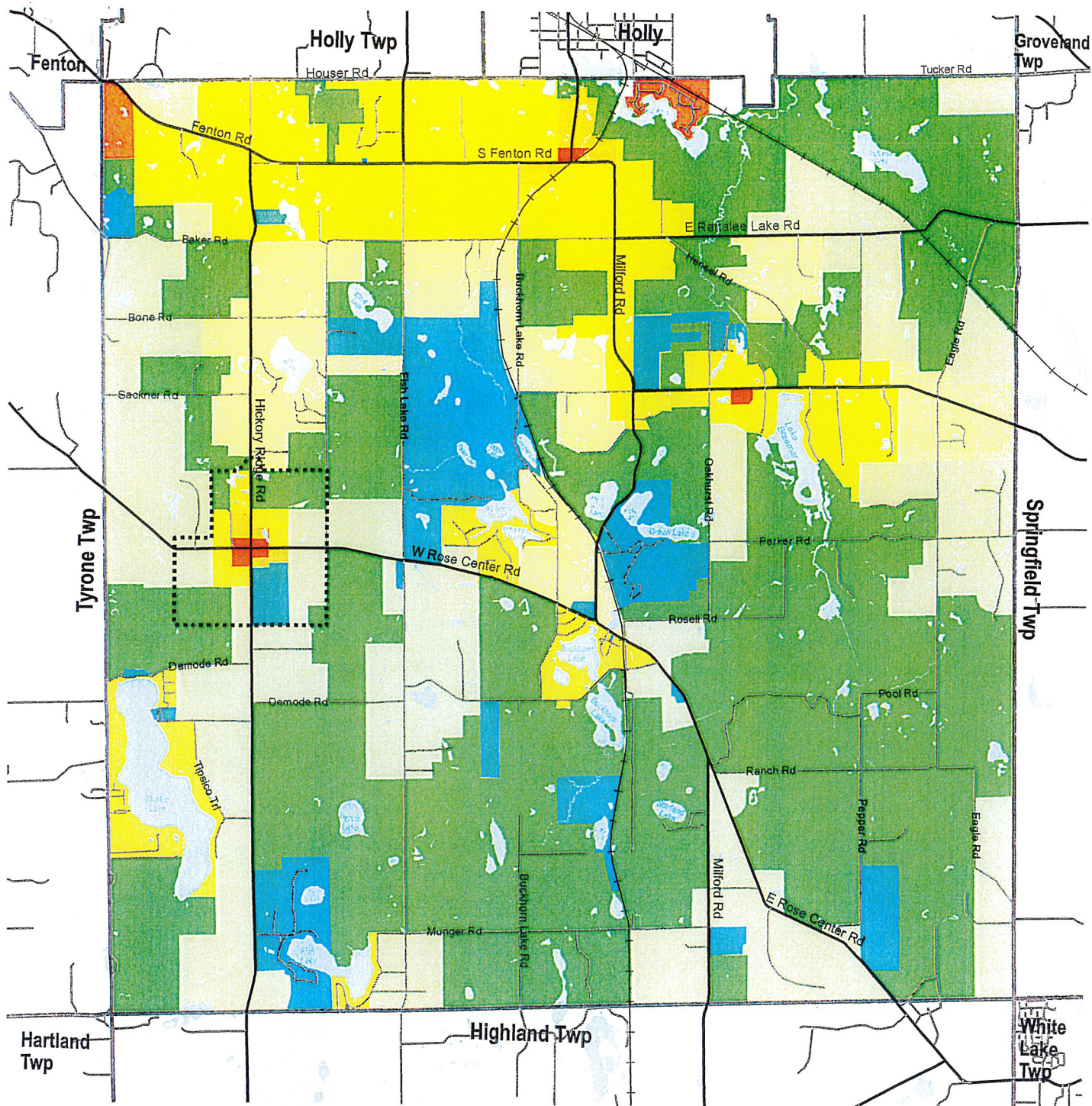
Data Source:  
Oakland County Community & Economic Development  
Vegetative Cover - 1990  
Michigan Natural Features Inventory  
1990











Map Two - Future Land Use













0 0.25 0.5 1 Miles

SAFEbuilt  
**studio**

Data Sources: MCGI,  
Oakland County

Rose Township Master Plan

- |   |                                    |   |   |
|---|------------------------------------|---|---|
|  | Rural Preservation / Agriculture   |  | Single Family Residential                     |
|  | Rural Residential / Agriculture    |  | Medium Density Residential                    |
|  | Estate Residential                 |  | High Density Residential                      |
|  | Commercial / Mixed Use             |  | Rose Center / Hickory Ridge Sub-Area Boundary |
|  | Light Industrial                   |   |   |
|  | Conservation / Recreation / Public |   |   |