

**ROSE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING**

**AGENDA  
September 1, 2022**

1. **Call the meeting to order**
2. **Roll Call:**  Stanczyk,  , Brooks,  Bolan, Noble,  Jung, Lynn
3. **Approval of Agenda**
4. **Minutes: Additions, corrections and/or approval**
  - A. Regular Meeting July 7, 2022
5. **Public comments on agenda items (excluding Public Hearing)**
6. **Communication**
  - A) Jim Holton Resignation
7. **Committee Reports**
  - A) Parks and Recreation Plan
8. **Public Hearings (Notification as required by State law)**
9. **New Business**
10. **Unfinished Business**
  - A) Master Plan (five (5) year update)
  - B) Parks and Recreation Plan (five (5) year update)
11. **Tabled Items**
12. **Discussion Items**

**Announcements**

  - A. Rose Township Board Report-Glen Noble
  - B. Comments by Township Planner.
  - C. Next Regular Planning Commission Meeting October 6, 2022 7:00 PM Rose Twp. Offices, 9080 Mason Street, Holly, Michigan (tentative).
  - D. Next Regular N.O.C.F.A. Meeting, September 20, 2022, 7:00 PM Holly Township.
  - E. Next Regular Township Board Meeting September 14, 2022, 7:00 PM
  - F. Zoning Board of Appeals, September 6, 2022, 7:00 PM, Rose Township Hall. (tentative)
14. **Open the meeting to the public**
15. **Adjournment** A. Motion \_\_\_\_\_ B. Time \_\_\_\_\_PM

**ROSE TOWNSHIP PLANNING MEETING  
REGULAR MEETING  
July 7, 2022**

**DATE:** Thursday, July 7, 2022  
**TIME:** 7:00 p.m.  
**PLACE:** 9080 Mason St., Holly, MI 48442

<b>PRESENT:</b> Michael Brooks, Chair	Mark Bolan	Glen Noble, Trustee
Theresa Lynn, Co-Chair	Maura Jung	
Darlene Stanczyk	Jim Holton	

**OTHER(S) PRESENT AND GUESTS SIGNED IN:**

Brian Borden (Township Planner)	Dave Plewes (Zoning Administrator)
Debbie Miller (Township Clerk)	Renee Kraft (Recording Secretary)
Dianne Scheib-Snider (Supervisor)	Gisela Lendle-King

**1. CALL TO ORDER:**

Chairman Brooks called a regular meeting of the Rose Township Planning Commission to order at 7:03 p.m.

**2. ROLL CALL:**

Board Members Present: Bolan, Jung, Lynn, Holton, Noble, Stanczyk, Brooks  
Board Members Absent: None

**3. APPROVAL OF AGENDA:**

Motion by Noble to approve the agenda as submitted. Seconded by Lynn.

**VOTE:** **YES:** Jung, Lynn, Holton, Noble, Stanczyk, Bolan, Brooks  
**NO:** None

**4. APPROVAL OF MINUTES:**

Motion by Brooks to approve the minutes as amended, page 2 section 8 "Brooks discussed comments made by 'Gisela Lendle-King.'" Seconded by Lynn.

**VOTE:** **YES:** Lynn, Holton, Noble, Stanczyk, Bolan, Jung, Brooks  
**NO:** None

**5. BRIEF PUBLIC COMMENTS – AGENDA ITEMS ONLY: (limit comments to 3 minutes)**

None

**6. COMMUNICATIONS:**

None

**7. COMMITTEE REPORTS:**

None

**8. PUBLIC HEARINGS: (Notification as required by State law)**

None

**9. NEW BUSINESS:**

**A. Master Plan (five [5] year update)**

Motion by Holton to start reviewing more often. No second.

Brian Borden: Rose Township is approaching the 5-year mark to have to review the master plan, which the Zoning Enabling Act requires us to do. It is up to the commission to determine if it needs to be changed. If you are not going to change any of the real guidance of the plan, you don't need to update it, going through the process, because it is not worth the cost. Can be done over a course of a couple of meetings, or do it on your own then bring back your notes and brainstorm together. If you decide you want to go through the process, then it will take about 6 months to go through the process. It starts with letters having to be sent to neighbors of the surrounding areas if changes will be made. The statute requires a 6-week review period. The Commission and the Board need to adopt the same plan. The board has the final say. But first you must decide if changes need to be made.

Plewes: There has been no drastic change in the years he has been here.

Borden: Five years ago, the commission brought the plan into a better document. He believes it is in good shape. He only has a couple of minor changes if you are going to make changes. Go through 1) implementation section and the table that is in there. 2) goals and objectives. Future land use map is a really important part of the plan.

Brooks: Asked Borden to talk about the park plan in relationship to the master plan.

Jung: Has anything changed in the law in the last five years? Borden: Nothing has changed in state law that would require an update. He can't think of anything.

**B. Parks and Recreation Plan (five [5] year update)**

Must be updated every 5 years per State of Michigan. This is a state law. Adoption date is early February. The board would need to OK any changes. Suggests creating a subcommittee to go through the document. Needs to have a public review hearing and go through Planning Commission and then the Township Board.

Brooks: What would a sub-committee do? Borden: go page by page.

Discussed that the primary reason to do this is to write grants.

Holton: can internet be in there? Borden: unsure.

Motion by Holton to have a frequency of reviewing this versus waiting for the five years. No second.

Brooks: We don't get involved with the master plan very often but when we do, are there glaring issues with it that would require revisions?

Holton: Questioned if we have any conversations about transportation? Brooks: Responsibility of the County.

Plewes: We can put in requests to the county, but they can deny.

Holton: Questioned how are we looking at Fish Lake road drainage in the master plan? (it floods over the road from Rose Center past the park entrance).

Borden: Suggested it is not part of the master plan, just a discussion between Rose Township Board and the road commission.

Bolan: There was the same problem on Munger Road and the Road Commission built it up.

Holton: Recreation plan is outdated. Believes a sub-committee should come together once a year to discuss the plan.

Brooks: 9 of 10 times we are looking at the ordinance. Would like to see citizen feedback and then determine if Rose Township needs to make alterations. The need for commercial real estate and business is not marketable. But feedback is minimal, and workshops were tried in the past.

Borden: technically it is a 20-year plan but must be looked at every five (5) years, to make sure we are still on the correct path.

Holton questioned an error on page 41 but Borden said that's formatting.

Noble: Wants to update the zoning map from 2007. Transportation-Rose Center Road is the next corridor from US23. They will regravell Rose Center Road up to Hickory Ridge. Talks about maybe paving it.

Plewes: An estate residential zoning district was supposed to happen but there is no such thing as estate residential zoning district. Noble: Hopefully it will get going for revenue for the township.

Noble: Suggested having each person take a chapter rather than having a subcommittee.

Jung: Do we want the area (Hickory Ridge and Rose Center) to have a full development? It was a great idea in its time but no longer realistic. We don't want to change the zoning and make sure we regulate the right things for our residents. Leaning towards not opening up the entire process. In terms of goals, doesn't feel it needs to be updated, they are still pertinent to what we are doing.

Stanczyk: Agrees with Jung to try to keep things going evenly and not go to any extremes with anything. She doesn't see anything that needs to be changed, including not needing a downtown concept. She likes Rose Township being rural. It is way more modern than some people like, but we have to change with the times. She is happy with the master plan the way it is with just trying to keep it up to date.

Lynn: Concurred with Jung and most people's comments. She knows the commission worked very hard to get it where it is and thinks we don't need to change it just to make change. Commerce is changing and the people no longer need the same things they did years ago. Feels comfortable that we are in a good spot. Suggested looking at it when it is needed.

Brooks: There is nothing to prevent us from re-evaluating the master plan at any time, if we leave it as-is today. Borden: Just try to be efficient because of the costs to make changes. We should complete the review process, so it is on record, in case we are challenged in the future. Brooks: We can say we followed the law to-the-tee if anyone brings litigation and tries to say it is outdated. 1998 was the last time Rose Township had a major change in the master plan.

Bolan: Do we need to have a public hearing before we give the OK? Response was no. Rose township has not seen a major change in population.

Borden: To the best of his knowledge, the goal of this commission is preserving the rural character of this community.

Bolan: Do we wait for it to hit us before we change?

Plewes: Looking at Parks and Recreation, does the demographics cause you to make changes to the Master Plan? Suggested looking at Parks and Recreation plan first to get the demographics since it is required. Holton: Would like it reviewed annually.

Borden: The planning enabling law requires townships to prepare an annual report and it is usually done the first of the year.

Brooks questioned Noble if there was a different perspective from the Board? Noble stated no. He only has one thing he would change on the master plan-the downtown area with sidewalks, etc. Brooks stated the development pressure isn't there and doesn't think it is worth to open up to make changes today. Suggested we at least set up a time to do at least one public meeting/session to allow the residents to be proactive, if we want to update the plan.

Borden: has never had a community to seek a public forum for a 5-year review. But it doesn't mean you can't do it.

Lynn: Stated Clerk Debbie Miller does a great job getting the public informed, but unfortunately the public is not interested. Lynn thinks we are already doing everything we can to try to get the public updated.

Holton: Believes we can do better and suggested putting info on Facebook.

Plewes: The community shows up only if they are interested on what is on the agenda. Those that have not showed up are satisfied with what the commission is doing. Stated the Planning Commission must be doing a good job because no one is showing up.

Stanczyk: If someone is concerned about something, they will come to the meetings. Some people wait until it affects them, then they start asking about it.

Brooks: Summarizes he doesn't see anything glaring to reopen it right now. Parks and Recreation plan can be opened and discussed in the next month. As far as Noble's comment to give each person a chapter, he is not sure that would work. He suggested there be two (2) volunteers to be on a subcommittee. Maura Jung and Jim Holton volunteered. Borden and Plewes will get the process started and then pull the sub-committee together to discuss it. Doesn't need to be a public forum. He will make sure it has a changeable format to the subcommittee.

Brooks: Asked that the subcommittee look at Parks and Recreation Plan and see if anything needs a change or revision through a first draft and then come back to see if the commission has anything to add.

Scheib-Snider: She invited SEMCOG last time and they did it for free and suggested it be done in the sub-committee.

Borden: The less we use him the cheaper it will be.

Holton: Budget? Borden: Board takes care of that.

Plewes: Nothing scheduled for August other than this, so we can skip an August meeting if they are not ready.

Jung: Four (4) weeks is a tight timeline and thought it should wait until later than August. Thinks September might be more realistic.

Borden: Must be done by January 2023 so board can adopt it and have documents into the state by February 1, 2023. The state requires multiple forms of public input for the Parks and Recreation Plan. He suggested either reviving the old survey to see if you get new information or enhance or revise it if there are new items.

Jung: Will probably have to have a workshop, etc., to focus on different tasks and can get a lot of information that way too. Have to do either 1 plus review and public hearing or 2 plus review and public hearing. Stated they will have to work with both Plewes and Scheib-Snider on the plan.

Brooks: who administers the survey?

Plewes: website or cable channel.

Noble: Page 31 of Recreational Plan: found several instances of trespass Rose Township doesn't have the staff to do it, they would need to hire someone to do it. We need to get an outside consultant to help accomplish it. Maybe portions of the land should be sold to make revenue for Dearborn Park a park with trails, benches, etc. Rose Ponds is potential for fishing pond. Didn't find any encroachments on it.

Scheib-Snider stated we found property across the street we own. Suggested digging up the pond and nice walking trails could be developed in there. But we must have revenue for this.

Jung: There is always other types of recreation that people might want besides walking. Someone was going to donate disk golf to install, but we didn't do it and don't know if that is what the community wants.

**10. Unfinished Business:**

None

**11. Tabled Items:**

None

**12: Discussion Items:**

None

**13. Announcements:**

- A. **Rose Township Board Report-Glen Noble:** None
- B. **Comments by Township Planner-Brian Borden:** None
- C. **Next Regular Planning Commission Meeting:** August 4, 2022, 7:00pm
- D. **Next Regular N.O.C.F.A. Meeting:** July 18, 2022, 7:00pm at NOCFA Station #1
- E. **Next Regular Township Board Meeting:** July 13, 2022, 7:00pm
- F. **Zoning Board of Appeals:** August 2, 2022, 7:00pm

**14. Open the Meeting to the Public**

**Gisela Lendle-King:** First, Rose Township must further protect its green infrastructure by continuing to protect the MFI (Michigan Natural Features) sites of ecological importance and private conservancy lands and to recognize the negative impact of roads to all our water bodies-quality.

**15. Adjournment: 9:27**

Motion to adjourn by Lynn. Seconded by Holton. All say aye. Meeting adjourned at 9:27pm.

Approved/Corrected

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Debbie Miller, MMC, MiPMC II  
Rose Township Clerk