

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

**AGENDA
October 6, 2022**

1. **Call the meeting to order**
2. **Roll Call:** Stanczyk, Wayman, Brooks, Bolan, Noble, Jung, Lynn
3. **Approval of Agenda**
4. **Minutes: Additions, corrections and/or approval**
 - A. Regular Meeting September 1, 2022
5. **Public comments on agenda items (excluding Public Hearing)**
6. **Communication**
 - A) Appointment of Jason Wayman
7. **Committee Reports**
 - A) Parks and Recreation Plan
8. **Public Hearings (Notification as required by State Law)**
 - A) Elyse Frankford and Power Home Solar have submitted an application for a ground mount solar energy system located at 7980 Hickory Ridge Road (06-29-300-013). (Special Land Use)
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 November 3, 2022 7:00 PM Rose Twp. Offices, 9080 Mason Street, Holly, Michigan (tentative).
 - D. Next Regular N.O.C.F.A. Meeting, October 18, 2022, 7:00 PM Holly Township.
 - E. Next Regular Township Board Meeting October 12, 2022, 7:00 PM
 - F. Zoning Board of Appeals, November 1, 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
September 1, 2022**

DATE: Thursday, September 1, 2022
TIME: 7:00 p.m.
PLACE: 9080 Mason St., Holly, MI 48442

PRESENT: Michael Brooks, Chair
Maura Jung
Darlene Stanczyk
Mark Bolan
Glen Noble, Trustee
Theresa Lynn, Co-Chair

OTHER(S) PRESENT AND GUESTS SIGNED IN:

Dave Plewes (Zoning Administrator)
Renee Kraft (Recording Secretary)
Julius Stern
Debbie Miller (Township Clerk)
Dan Johnson
Gisela Lendle-King

1. CALL TO ORDER:

Chairman Brooks called a regular meeting of the Rose Township Planning Commission to order at 7:02 p.m.

2. ROLL CALL:

Board Members Present: Bolan, Jung, Noble, Stanczyk, Brooks
Board Members Absent: Holton, Lynn (Lynn arrived 7:03pm)

3. APPROVAL OF AGENDA:

Motion by Bolan to approve the agenda as submitted. Seconded by Stanczyk. All said Aye.

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

4. APPROVAL OF MINUTES:

Motion by Bolan to approve the minutes as submitted. Seconded by Lynn. All said Aye.

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

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

Gisela Lendl-King: item B-Parks and Rec: We don't make allowances for bike riding, walking, skating, etc. Youngsters ride their bikes/do activities in the roadways. We need to reduce the speed limit back down to 25 mph. You can't have 55 mph with horses and people in the road. Asked the Commission to look at legislation on this matter.

6. COMMUNICATIONS:

A. Resignation Letter from Jim Holton, Jr.

Mr. Holton submitted his letter of resignation. He has agreed to stay on the Parks and Recreation sub-committee as a citizen.

7. COMMITTEE REPORTS: Parks and Recreation Plan

Jung color coordinated it so the commission knows what needs to be updated. Red-not done; blue-completed; black-no changes.

Maura Jung and Jim Holton are working with Dianne Scheib-Snyder and Dave Plewes to update the plan. What they have done is a survey that is similar to last time they did a survey. They selected recreational options that are affordable with the grant. A QR code was created for easy access. Plans on putting them in the kiosk at the parks. People who have taken it stated it was about a 4–5-minute survey. QR will be available until October 24.

Bolan questioned if there is any drainage scheduled through Oakland County. Jung responded she heard about new storm water legislation.

Blue section is all census data. SEMCOG does data analysis and forecasting for the government. Population has declined by 62 people and is more mature. Jung discussed statistical items and things that could change. It will be hard to implement the plan without volunteers and the best way to get volunteers is through active committees.

Description of planning process: The goals are pertinent.

Jung asked if the commission would like to wait for a final draft or would they like them in pieces?

Brooks: Asked if there is any extra input needed from the commission? Jung stated Dianne did the survey so would have to ask her for results.

Bolan: Questions about the survey results.

Noble: Would like to see info in advance of survey being complete.

Brooks: suggested waiting until November and compiling it all at once.

Lynn: Likes the color coding.

Noble: suggested putting a notice in the newspaper.

Miller: Questioned if we know who is taking the survey. Stated people can take the survey more than once.

Jung: Dianne will get the results and forward them to the sub-committee. Holton will analyze the data.

Johnson: I.P./email addresses can be put in to make it so people can only take survey once.

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

None

9. NEW BUSINESS:

None

10. UNFINISHED BUSINESS:

A. Master Plan (five (5) year update)

Brooks: There's not a lot of required revisions, only statistical and downtown area, so Borden suggested leaving it alone.

Plewes: The whole thing needs to be opened for a large cost, even if you just have minimal changes. Next meeting Borden will present his opinion.

Bolan: Is comfortable with not making changes.

Noble: If demographics is more mature, why would we want to continue with the plan with the parks.

Bolan: Is happy leaving it.

Noble: Is concerned about Eagle Rd and Davisburg subdivision going in, with 54 units. He stated he would like to table it and rediscuss it in November.

Lynn: Is comfortable with the documents as it is.

Brooks: Will be left as unfinished business.

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

Review of first draft will be in October. Once we get a draft, we will have a public hearing.

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: Not present.

C. Next Regular Planning Commission Meeting: October 6, 2022, 7:00pm

D. Next Regular N.O.C.F.A. Meeting: September 19, 2022, 3:00pm at NOCFA Station #1

E. Next Regular Township Board Meeting: September 14, 2022, 7:00pm

F. Zoning Board of Appeals: September 6, 2022 , 7:00pm, Rose Township Hall (tentative)

14. OPEN THE MEETING TO THE PUBLIC:

Dan Johnson: When considering replacing Mr. Holton, suggested making it transparent so more people can apply; he would like to see diversity and input for the selection. Brooks stated the Planning Commission is not involved in the selection of its members; the Rose Township Board is.

Julius Stern: It's been four years since people have wanted the swings back up.

Gisela Lendl-King: Borden discussed development pressure; that pressure would have to come from outside the township. Water and sewer are coming down from Grand Blanc. The Shiawassee gets all the discharge. Stated who will pay for this... Rose Township residents. Dearborn property-suggested having hiking trails with exercise spots with benches, logs, etc. Suggested a playground for free-play that is safe. Plewes stated there are trails at Dearborn Park.

15. Adjournment: 8:12

Motion to adjourn by Lynn. Seconded by Bolan. All said Aye. Meeting adjourned at 8:12pm.

Approved/Corrected

Debbie Miller, MMC, MiPMC II
Rose Township Clerk

NORTH OAKLAND COUNTY
NOCFEA
WWW.NOCFEA.ORG
FIRE AUTHORITY

P.O. BOX 129
Holly, MI 48442
[**mweil@nocfa.com**](mailto:mweil@nocfa.com)

Asst. Fire Chief
Matthew J. Weil

Office: 248-634-4511
Fax: 248-634-3817
Cell: 248-459-8313

Mr. Dave Plews, Zoning administrator, Rose Township
9080 Mason Street
Holly MI 48442
248-634-6888

RE: Site Plan Review for 7980 Hickory Ridge Road - Photovoltaic System

September 6, 2022


Dear Mr. Plews;

On August 31, 2022, this office received a copy of a site plan with construction documents for a residential building project; The installation of a Grid Tied PV System to supply a single family residence located at 7980 Hickory Ridge Road. Your request included input from this department on the **site plan review** for the planning commission meeting October 6, 2022.

After Reviewing the provided documents and the International Fire Code 2018 Section 1204 Solar Photovoltaic Power Systems and 1206 Electrical Energy Storage Systems, then applying it to the SITE PLAN- we offer no comments for the site plan specifically and approve the plan as submitted.

This department approves the **site plan**.

Respectfully yours,



Matt Weil CFI
Assistant Fire Chief

Cc; File FD



August 22, 2022

Planning Commission
Rose Township
9080 Mason Street
Holly, MI 48442

Attention:	Dave Plewes, Zoning Administrator
Subject:	Hickory Ridge Road Solar Panel – Special Land Use and Site Plan Review #1
Location:	7980 Hickory Ridge Road – east side of Hickory Ridge, south of Tipsico Trail
Zoning:	AG/RP Agricultural and Rural Preserve District

Dear Commissioners:

As requested, we have reviewed the special land use and site plan review submittal requesting a ground mounted private solar energy system for the property at 7980 Hickory Ridge Road.

We have reviewed the proposal for compliance with the applicable provisions of the Rose Township Zoning Ordinance. Areas in need of attention or additional discussion are underlined below to ease navigation through this review letter.

A. Proposal/Process

The subject site is within the AG/RP District, which allows ground mounted private solar energy systems with special land use approval (Table 38-179). The project is also subject to the specific use standards of Section 38-582.

Procedurally, the Planning Commission has review and approval authority over both the special land use and site plan.

Following a public hearing, the Commission may approve, approve with conditions, deny, or table the request for additional information/necessary revisions.

B. Special Land Use Review

Section 38-579 of the Zoning Ordinance identifies the review criteria for Special Land Use applications, as follows:

- 1. The proposed special land use shall be compatible with and in accordance with the general principles and objectives of the Township's Master Plan and shall promote the intent and purpose of this Ordinance.**

The Township Master Plan identifies the subject site as Rural Residential/Agriculture, which is promotes continuation of existing farming operations, as well as low density rural residential, horse stables, nurseries, and public facilities. The Housing section of the Land Use and Transportation Chapter of the Master Plan also encourages the use of solar as a form of clean energy.

The intent of the solar energy system regulations is “to allow for the use of solar energy systems in the Township and to promote clean energy, economic viability, and environmental protection, while providing a consistent set of regulations on the use of solar energy systems to protect the rural character, health, safety, and welfare of the Township.”

Based on the above, we are of the opinion that the proposal is consistent with the Master Plan and the intent of the Zoning Ordinance.



Aerial view of site and surroundings (looking north)

- 2. The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.**

Based upon review of aerial photos, development on-site and in the surrounding area is generally limited to detached single-family residences on relatively large lots.

Provided the use standards of Section 38-582 are met to the Commission's satisfaction, we are of the opinion that this standard is met.

- 3. The proposed special land use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child vehicle interfacing. The Planning Commission may require submittal of a traffic impact study to ensure compliance with this standard.**

Given the nature of the property and the scope of the project, vehicular and pedestrian traffic will not be impacted.

- 4. The proposed special land use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses. The Planning Commission may require a quantitative comparison of the impacts of typical permitted uses and the special use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the requested use (i.e. ensure the end result is at least similar to the pre-existing conditions).**

The proposal for a ground mounted private solar energy system on a relatively large residential lot is not expected to adversely impact the natural environment.

5. **The proposed special land use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.**

Provided the use standards of Section 38-582 are met to the Commission's satisfaction, the proposal is not expected to create any of the potential nuisance-like conditions described under this criterion.

6. **The proposed special land use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district. The proposed use shall be such that the proposed location and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.**

The proposal is not expected to interfere with or discourage development, value, or use of adjacent/surrounding properties.

7. **The proposed special land use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.**

Provided the use standards of Section 38-582 are met to the Commission's satisfaction, we anticipate that the proposal will relate harmoniously with the surrounding area.

8. **The proposed special land use shall be designated, located, planned and to be operated that the public health, safety, and welfare will be protected.**

Provided the use standards of Section 38-582 are met to the Commission's satisfaction, the proposal is expected to protect the public health, safety, and welfare.

C. Use Standards

Section 38-582 of the Zoning Ordinance identifies the specific use standards for ground mounted private solar energy systems, as follows:

1. **Ground Mounted Private Solar Energy Systems shall be located on parcels of land no less than five (5) acres in size.**

The submittal does not identify the exact size of the subject site; however, based on the site plan, we estimate the lot area to be approximately 7.5 acres.

2. **The Ground Mounted Private Solar Energy Systems shall meet the minimum front, side, and rear yard setbacks of the zoning district in which it is located, as well as maximum height requirements for accessory buildings.**

As shown in the table below, the proposal complies with this standard:

	Front Yard	Side Yard	Rear Yard	Height
AG/RP requirement	50'	20'	50'	15'
Proposal	Not applicable (rear yard placement)	106.4' (N) 132.2' (S)	933.4'	8.3'

3. Landscaping and/or fencing shall be placed to mitigate the effects of glare and to screen the system from view on all sides.

The site plan depicts several existing trees on the subject site between the proposed structure and the front of the property.

Aerial photos show several more trees, especially in areas north and south of the proposed structure.

If deemed necessary, the Commission may require additional screening, per this standard.

4. The area covered by any Ground Mounted Private Solar Energy System shall be included in calculations for overall lot coverage.

Table 38-180 establishes a maximum lot coverage of 20% for the AG/RP District.

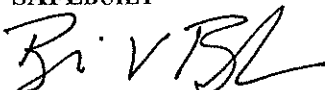
Lot coverage calculations are not provided; however, given the size of the property (7.5 acres) and the size of the solar panel (432.5 square feet), this standard is met.

5. All Ground Mounted Private Solar Energy Systems shall be maintained in good condition. Upon removal, the land shall be restored to its condition prior to the construction of the system, including replacement of any prime soils and topsoil. The property owner of the system is responsible for the proper removal of the system.

Similar to past practice with similar projects, we request the applicant acknowledge this standard in writing, and provide the Township with a copy for their files.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,
SAFEBUILT



Brian V. Borden, AICP
Michigan Planning Manager



ROSE TOWNSHIP

9080 Mason Street ♦ Holly, Michigan 48442 ♦ (248) 634-7551 ♦ FAX (248) 634-6888

Special Land Use Application

Uses regarding a Special Land Use Permit are listed within each district of the Rose Township Zoning Ordinance. This application form includes the standards upon which the Planning Commission will review the request, and notes which uses have specific non-discretionary standards which must also be met. Refer to *Chapter 38 Zoning, Article 9 Special Land Use* for these special standards.

Filing Deadline: Requests for a Special Land Use Permit must be submitted, along with a Site Plan and its required application form and fee, at least 30 days prior to the next Planning Commission meeting; however, no date will be set until the application is complete as determined by the Zoning Administrator

Fee: The application fee for both this Special Land Use permit application and the Site Plan Review are listed on the "Rose Township Fee Schedule", which is available from the Township Clerk.

1. Identification

Applicant Name Peter DeNicola

Address 50P0 Stephenson Hwy Suit 200

Township/State/Zip Troy/MI/48083

Phone () 91 ()

Email Address pt

Interest in the Property (e.g. fee simple, land option, etc.) Ground Mount Solar Array Project

Property Owner (if other than applicant) Elyse Frankford

Address 7980 Hickory Ridge Rd

Township/State/Zip Rose Township/MI/48442

Phone () 2 ()

Email Address e

2. Property Information

Property Street Address 7980 Hickory Ridge Rd

Permanent Parcel Number 0629300013

Legal Description of Property

Residential Property Single Family

Zoning District _____

Area Lot: 7.10 acres _____ Width _____ Depth _____

Current Use(s) residence _____

Zoning District of Adjacent Properties to the:

North _____ South _____ East _____ West _____

3. Proposed Use (check one and complete any additional requested information)

Residential Number of Units _____

Office

Commercial

Industrial Products to be Produced: _____

Institutional

Other (Describe) _____

Note: Please consult *Chapter 38 Zoning, Section 4 Special Land Use Specific Requirements* (also listed on the next page of this application) to make sure your use does not qualify for additional specific site and/or use standards.

Proposed Construction (please check any that apply)

New Building _____ Addition Alteration/Repair/Replacement Other _____

Briefly Describe the Nature of the Proposed Special Land Use

Installing 22 ground mount solar panels, 8.36kW grid tied, including battery installation

Solar Panel Array: 432.52sq ft

4. Special Land Use General Criteria. The applicant must provide written responses to demonstrate how the Special Land Use Standards (*Chapter 38 Zoning, Section 4 Standards for Approval*) will be satisfied by the proposed Special Land Use. Describe how the proposed special land use will:

- a. Be compatible with and in accordance with the general principles and objectives of the Township's Master Plan and will promote the intent and purpose of the Township's Zoning Ordinance.

Applying for ground mount solar array project

- b. Be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.

yes

- c. Be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off street parking and provisions for pedestrian traffic, with particular attention to minimizing child vehicle interfacing. The Planning Commission may require submittal of a traffic impact study to ensure compliance with this standard. Such a traffic study shall be in accordance with standard practices and procedures, and prepared by a qualified traffic professional. The Township may require mitigation to maintain the pre-existing traffic operations.

yes

- d. Not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses. The Planning Commission may require a quantitative comparison of the impacts of typical permitted uses and the special use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the requested use (i.e. ensure the end result is at least similar to the pre-existing conditions).

yes

- e. Be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

yes

- f. Not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district. The proposed use shall be such that the proposed location and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

yes

- g. Relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

yes

- h. Be designated, located, planned and to be operated that the public health, safety and welfare will be protected

yes

- 5. Special Land Use Specific Requirements.** The general standards and requirements listed above are basic to all uses authorized by a special land use approval. However, certain special land uses, because of their unique character and potential impacts on the welfare of adjacent properties and the Township; require that additional specific requirements be met. Please consult *Chapter 38 Zoning, Section 4 Special Land Use Specific Requirements* for a listing of the special land uses with these additional requirements.
- 6. Site Plan Review.** In addition to the preceding questions and information, properties for which application for special land use approval is made shall also be subject to site plan review in accordance with the requirements of *Chapter 38 Zoning, Article 3 Site Plan Review*. Failure to obtain plan approval will constitute denial of the approved special land use.
- 7. Application Procedure.** Upon completion of this form, the applicant must turn in the following materials to the Rose Township at least thirty (30) days prior to the meeting at which the Planning Commission first considers the special land use application (check as completed):

- Fees.** Payment in full of the required fee.
- Application.** Copies of the completed application forms.
- Site Plan.** Copies of a site plan which meets the requirements of *Chapter 36 Zoning, Article 3. Site Plan Review*. Two (2) folded plans should be submitted for preliminary review. Once the plans are complete, as determined by the Zoning Administrator, twelve (12) folded plans and accompanying documentation, including completed application(s), must be submitted for Planning Commission review.
- Impact Assessment.** Impact assessment if required by the Planning Commission; the analysis shall be carried out by qualified individuals and shall include, but need not be limited to the impact on: natural features, storm water management, surrounding land uses, public facilities/services, public utilities, and traffic.
- Legal Description.** A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Peter DeNicola Power Home Solar LLC DBA Pink Energy (applicant),

[Redacted Signature] the information given herein is true and correct.
7/28/2022

Signature of Applicant Date

 Signature of Property Owner Date

I, _____ (property owner), hereby give permission for Rose Township officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

For Zoning Administrator Use:

Fee: _____ Consultant Retainer (Est.): _____ Total Fee Received: _____ File No.: _____

Signature of Zoning Administrator: _____ Date: _____

Additional Comments: _____



ROSE TOWNSHIP

9080 Mason Street ♦ Holly, Michigan 48442 ♦ (248) 634-7551 ♦ FAX (248) 634-6888

Site Plan Review Application

1. Identification

Project Name Ground Mount Solar Array Project

Applicant Name Peter DeNicola

Address 500 Stephenson Hwy Suit 200 Troy, MI. 48083

Phone () [REDACTED] **Fax** () [REDACTED]

Email Address [REDACTED]

Interest in the Property (e.g. fee simple, land option, etc.) Ground Mount Solar Array Project

Property Owner (if other than applicant) Elyse Frankford

Address 7980 Hickory Ridge Rd

Rose Township/MI/48442

Phone () [REDACTED] **Fax** () [REDACTED]

Email Address [REDACTED]

2. Property Information

Property Street Address 7980 Hickory Ridge Rd

Permanent Parcel Number 0629300013

Legal Description of Property
Residential Property Single Family

**** Project to be installed within 2 weeks of receipt of permits/approvals**

Zoning District _____

Area Lot: 7.10 acres **Width** _____ **Depth** _____

Current Use(s) residence

Zoning District of Adjacent Properties to the:

North _____ **South** _____ **East** _____ **West** _____

3. Site Plan Information. Consult *Chapter 38 Zoning, Section 38-111 Scope of application* to determine if your project requires a full site plan review. Some projects qualify for an administrative Sketch Plan Review or are altogether exempt from the review process. Uses that are exempt from site plan review and sketch plan review still require a land use permit. The site plan for the proposed development shall include all of the following information when required (refer to *Chapter 38 Zoning, Section 38-113*):

Note: If any of the following information is not applicable or required, a written explanation of the reasons why it is not applicable or required must be provided.

SITE PLAN DATA	Check (✓) if provided
A. Application Form: The application form shall contain the following:	
1. Name and address of the applicant and property owner	✓
2. Address and common description of property and, when appropriate, legal description	✓
3. Total acreage	✓
4. Zoning of the site	
5. Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	✓
6. Name and address of firm or individual who prepared the plan	✓
7. Notarized evidence of property ownership or written power of attorney when the applicant is acting as an agent of the property owner	✓
B. Site Plan Descriptive and Identification Data:	
1. Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size. Sheet size shall be at least 24 x 36 inches. If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included	11x17
2. Title block with sheet number/title name, address and telephone number of the applicant and firm or individual who prepared the plans and date(s) of submission and any revisions (month, day, year)	✓
3. Scale and north-point	✓
4. Location map drawn to a separate scale with north-point, showing surrounding land, water features, zoning and streets within a quarter mile	✓
5. Legal and common description of property	✓
6. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared drawings	✓

SITE PLAN DATA	Check (✓) if provided
7. Zoning classification of petitioner's parcel and all abutting parcels	✓
8. Proximity to section corner and major thoroughfares	✓
9. Net acreage (minus rights-of-way) and total acreage	✓
C. Site Data:	✓
1. Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	✓
2. Topography on the site and within 100 feet of the site at two (2) foot contour intervals, referenced to a U.S.G.S. benchmark	✓
3. Site conditions plan showing location of existing drainage courses, floodplains, lakes, streams, wetlands and woodlands	✓
4. Proposed lot lines, lot dimensions, property lines, setback dimensions, structures, and other improvements on the site and within 100 feet of the site	✓
5. All existing and proposed easements	✓
D. Building and Structure Details:	
1. Location, height, and outside dimensions of all proposed buildings or structures	✓
2. Building floor plans and total floor area	✓
3. Details on accessory structures and any screening	✓
4. Size, height and method of shielding for all site and building lighting	✓
5. Location, size, height, and lighting of all proposed site and wall signs	✓
6. Location, size, height and material of construction for all obscuring wall(s) or berm(s)	✓
7. Building facade elevations for all sides, drawn at an appropriate scale	✓
8. Description of exterior building materials and colors (samples may be required)	✓
E. Access and Circulation:	✓
1. Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements	✓
2. Dimensions of acceleration, deceleration, and passing lanes	✓
3. Opposing driveways and intersections within 250 feet of site	✓

SITE PLAN DATA	Check (✓) if provided
4. Cross section details of proposed roads, driveways, parking lots, and non-motorized paths illustrating materials and thickness	N/A
5. Dimensions of parking spaces, islands, circulation aisles and loading zones	N/A
6. Calculations for required number of parking and loading spaces	N/A
7. Designation of fire lanes	N/A
8. Traffic regulatory signs and pavement markings	N/A
9. Location of existing and proposed sidewalks/pathways within the site or right-of-way	N/A
10. Location, height, and outside dimensions of all storage areas and facilities.	N/A
F. Landscape Plans:	N/A
1. General location and canopy outline of all existing woodlands, with an identification of materials to be removed and materials to be preserved	
2. Description of methods to preserve existing landscaping	
3. Location of existing and proposed lawns and landscaped areas	
4. Landscape plan, including location and type of all proposed shrubs, trees, and other live plant material	
5. Planting list for proposed landscape materials with caliper size or height of material, botanical and common names, and quantity	
G. Information Concerning Utilities, Drainage and Related Issues:	
1. Location of existing and proposed septic systems or sanitary sewers	✓
2. Location and size of existing and proposed well sites, water service and fire suppression systems	na
3. Fire safety access	na
4. Storm water drainage and retention/detention calculations	na
5. Site grading, drainage patterns and other storm water management measures	na
6. Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls	na
7. Location and size of underground storm sewers and drains	na
8. Location of above and below ground gas, electric and telephone lines, existing and proposed	na

SITE PLAN DATA	Check (✓) if provided
9. Location of transformers and utility boxes	na
10. Site lighting, including locations and details for lighting fixtures	na
11. Waste receptacle enclosure location and details	na
12. Locations and storage containment details for any hazardous materials or chemicals, if applicable	na
H. Additional information required for Residential Development	na
1. The number and location of each type of residential unit	na
2. Density calculations by type of residential unit (dwelling units per acre)	na
3. Garage and/or carport locations and details, if proposed	na
4. Mailbox clusters	na
5. Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable	na
6. Location and size of recreation and open space areas and an indication of type of recreation facilities proposed for recreation area	na
7. Common use riparian access lots (keyholes) including any easements for lake access	na
I. Additional information submitted by Applicant (please specify)	

4. **Application Procedure.** The completed site plan, with all elements to be turned in to the Township Zoning Administrator to commence the review process, shall include all of the following information:

- Completed Site Plan.** A completed site plan including all elements specified above as required for proposed development and property.
- Applications, Form and Fees.** A completed application form and an application fee; check to see if a separate escrow deposit is required for administrative charges to review the site plan submittal.
- Proof of Ownership.** Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land.
- Project Schedule.** A narrative indicating the period of time in which the project will be completed.

- Sheet Size.** For properties of twenty (20) acres or less, an engineer's scale of one inch equals twenty feet (1" = 20'). Properties larger than twenty (20) acres require a scale of one inch equals one hundred feet (1" = 100') or less.
- Copies.** Twelve (12) folded copies of Plans and accompanying documentation, including completed application(s), submitted to the Zoning Administrator at least thirty (30) days prior to the Planning Commission meeting.

I, Peter DeNicola (applicant),
 _____ the information given herein is true and correct.

 Signature of Applicant Date Printed Name of Applicant

 Signature of Property Owner (if different) Date Printed Name of Property Owner (if different)

I, _____ (property owner), hereby give permission for Rose Township officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

For Zoning Administrator Use:	
Fee: _____	Consultant Retainer (Est.): _____ Total Fee Received: _____ File No.: _____
Signature of Zoning Administrator: _____	Date: _____
Additional Comments: _____	

Rose Township Zoning Ordinance

**TABLE 3.02
SCHEDULE OF USES**

P = permitted, S = special land use, N = not allowed

Use	AG/RP	R-1R	R-1E	R-1A	R-1B	Other Standards
Institutional Uses						
Airports	S	N	N	N	N	18.07.E
Cemeteries	S	S	S	S	S	18.07.G
Churches and other places of worship	S	S	S	S	S	18.07.H
Public buildings, including Township governmental buildings, fire, and emergency service facilities and other governmental agencies	P	P	P	P	P	18.07.H
Colleges and Universities (Public and Private)	S	S	N	N	N	18.07.I
Schools, (public and private) charter schools, preschools, parochial schools and non-profit schools	S	S	S	S	S	18.07.H
Utility, emergency and essential public service facilities and uses when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity. The following are excluded from this use: buildings, treatment plants, substations, pump stations storage yards or towers, transportation pipelines for gas, petroleum, and other materials and high tension electrical transmission lines	P	P	P	P	P	
Utility and essential public service substations and pump stations when operational requirements necessitate their being located in the district to serve uses in the immediate vicinity	S	S	S	S	S	18.07.BB
Transportation pipelines for gas, petroleum, and other materials, high-voltage electrical power transmission lines and other similar utility corridors, subject to the Electric Transmission Line Certification Act, 1995 PA 30, MCL 460.561 to 460.575	S	S	S	S	S	
Recreational Uses						
Golf courses, not including driving ranges or miniature golf courses	S	S	S	S	S	18.07.O
Public parks and non-commercial private neighborhood parks areas	P	P	P	P	P	
Nature Preserve	P	P	P	P	P	
Accessory Uses						
Accessory buildings and uses customarily incidental to any of the above	P	P	P	P	P	
Home occupation	P	P	P	P	P	12.07.
Bed and breakfast inns	S	S	S	N	N	18.07.F
Wind Generators	S	S	S	S	S	18.07.CC
Ground Mounted Private Solar Energy Systems	S	S	N	N	N	18.07.EE
Commercial Solar Energy Systems	S	N	N	N	N	18.07.EE

Rose Township Zoning Ordinance

**TABLE 9.02
SCHEDULE OF USES**

P = permitted, S = special land use, N = not allowed

Uses	M-1	Other Standards
Contractors offices, buildings and yards, including outdoor storage of building materials, sand gravel, stone, lumber, or storage of contractor's equipment and supplies	P	
Primary metal industries	S	
Laboratories experimental, film, or testing	P	
Landfills and composing centers	S	18.07.R
Automotive repair establishment, major	S	18.07.N
Manufacturing, compounding, assembling, or treatment of articles or merchandise from previously prepared materials, except for specific manufacturing uses listed as special land uses	P	
Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like	P	
Mining, extraction and soil removal	S	18.07.T
Paper and allied products manufacturing	S	
Petroleum facilities	S	
Outdoor storage	S	
Railroad transfer and storage tracks	S	
Recycling facility recycling operations, and salvage yards, including tire recycling, storage and processing	S	18.07.Z
Self-storage warehouses	P	
Storage of forest products, lumber exceeding 50,000 board feet, ties, timbers and pallets	S	
Tool, die, gauge, and machining shops	P	
Utility, emergency and essential public service facilities and uses when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity. The following are excluded from this use: buildings, treatment plants, substations, pump stations storage yards or towers, transportation pipelines for gas, petroleum, and other materials and high tension electrical transmission lines	P	
Utility and essential public services, including substations, pump stations, transformer stations, transportation pipelines for gas, petroleum, and other materials, high-voltage electrical power transmission lines and other similar utility facilities, subject to the electric transmission line certification act, 1995 PA 30, MCL 460.561 to 460.575	S	18.07.BB
Public sewage treatment plants, public water plants, power plants, transmission substations, essential public service buildings, public works garages, storage yards and similar uses	S	18.07.BB
Warehousing, wholesale establishments and trucking facilities	S	
Accessory buildings and uses customarily incident to the above uses	P	
<u>Commercial Solar Energy Systems</u>	<u>S</u>	<u>18.07.EE</u>

EE. Solar Energy Systems

1. Intent. The intent of this section is to allow for the use of solar energy systems in the Township and to promote clean energy, economic viability, and environmental protection, while providing a consistent set of regulations on the use of solar energy systems to protect the rural character, health, safety, and welfare of the Township.
2. General Requirements. All Solar Energy Systems are subject to the following general requirements:
 - a. Solar Energy Systems must conform to the provisions of this Ordinance and County, State, and Federal regulations, safety requirements, and applicable industry standards.
 - b. Solar Energy Systems shall be located or placed so that concentrated solar glare shall not be directed toward or onto nearby properties or roadways at any time of day.
 - c. All Roof or Building Mounted Solar Energy Systems, including BIPVs, shall be exempt from special land use approval requirements.
 - d. Solar Energy Systems shall be subject to all applicable local, county, state and federal construction and safety regulations, including those of the Michigan Building Code.
3. Ground Mounted Private Solar Energy Systems. The following standards shall apply to Ground Mounted Private Solar Energy Systems:
 - a. Ground Mounted Private Solar Energy Systems shall be located on parcels of land no less than five (5) acres in size.
 - b. The Ground Mounted Private Solar Energy Systems shall meet the minimum front, side, and rear yard setbacks of the zoning district in which it is located, as well as maximum height requirements for accessory buildings.
 - c. Landscaping and/or fencing shall be placed to mitigate the effects of glare and to screen the system from view on all sides.
 - d. The area covered by any Ground Mounted Private Solar Energy System shall be included in calculations for overall lot coverage.
 - e. All Ground Mounted Private Solar Energy Systems shall be maintained in good condition. Upon removal, the land shall be restored to its condition prior to the construction of the system, including replacement of any prime

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soils and topsoil. The property owner of the system is responsible for the proper removal of the system.

4. Commercial Solar Energy Systems. Commercial Solar Energy Systems are only allowed in the AG/RP Agricultural and Rural Preserve District and M-1 Industrial District as a Special Land Use and shall meet all requirements for special land use approval by the Planning Commission and the Township Board. Such systems shall not be considered as agricultural buildings. Additionally, Commercial Solar Energy Systems shall be ground mounted and are subject to the following:
- a. The property owner or applicant for such system shall provide the Planning Commission with proof of ownership of the subject site, a copy of any lease and operations agreements, which shall set forth the operations parameters, the name and contact information for the certified operator, inspection protocol, emergency procedures, and general safety documentation.
 - b. Commercial Solar Energy Systems shall be located on parcels of land no less than twenty (20) acres in size.
 - c. Commercial Solar Energy Systems shall cover no more than twenty-five percent (25%) of the lot. The area covered by such system shall be included in the calculations for overall lot coverage.
 - d. The Commercial Solar Energy System shall meet all minimum front, side, and rear yard setback requirements and shall have a maximum height of fifteen (15) feet.
 - e. Such system shall be designed and placed so that any adjacent properties will not be impacted by surface water runoff.
 - f. Existing natural features on the site shall be maintained. Any trees removed to allow installation of such system shall be replaced with the equivalent number and/or size of those removed; however, clear cutting to accommodate such system shall be prohibited.
 - g. Items used in maintenance, including soap or detergent, shall not impact the surrounding environment, natural resources, or wellheads, and the system elements shall discourage the spread of invasive species.
 - h. Landscaping and/or decorative fencing shall be placed to mitigate the effects of glare and to screen the system from view on all sides.
 - i. No commercial solar energy system shall be installed until evidence has been given to the Planning Commission that the electric utility company has agreed to an interconnection with the electrical grid or a power purchase agreement; such agreement shall be furnished to the Planning Commission.

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- j. No overhead wires shall be permitted. All connections to utilities shall be located underground.
- k. After the lease expires, all equipment shall be removed, and the land shall be restored to its condition prior to the construction of the Solar Energy System, including replacement of any prime soils and topsoil. The licensed operator of the system is responsible for the proper removal of the system.
- l. Commercial Solar Energy Systems shall be maintained in good condition. Upon removal, the applicant shall perform decommissioning and removal of the system and its components. The applicant shall prepare and submit a decommissioning plan to the Planning Commission for review. The plan shall ensure that all system materials shall be properly removed, and the land shall be restored to its condition prior to the construction of the system, including replacement of prime soils and topsoil. The decommissioning plan shall include a performance bond to cover the estimated cost of removal and may include a provision for inflationary cost adjustments.
- m. If the owner of the facility or the property owner fails to remove or repair a defective or abandoned system, the Township, in addition to any other remedy under this Ordinance, may pursue legal action to abate the violation by seeking to remove the system and recover any and all costs, including attorney fees.

7. **Solar Energy Systems:** The following definitions are associated with solar energy systems:
- a. **Solar Energy System:** Any mechanism that converts solar radiation to electricity.
 - b. **Private Solar Energy System:** A Solar Energy System used exclusively for private purposes and not utilized for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid.
 - c. **Commercial Solar Energy System:** A Solar Energy System where the principal design, purpose or use of such system is to provide energy to off-site uses or the wholesale or retail sale of generated electricity to any person or entity.
 - d. **Roof or Building Mounted Solar Energy System:** A Solar Energy System attached to or mounted on any roof or exterior wall of any principal or accessory building but excluding BIPVs.
 - e. **Ground Mounted Solar Energy System:** A Solar Energy System that is not attached to or mounted to any roof or exterior wall of any principal or accessory building.
 - f. **Building Integrated Photovoltaics (BIPVs):** A Solar Energy System that is integrated into the structure of a building, such as solar roof tiles and solar shingles.

Rose Township Zoning Ordinance

**TABLE 3.02
SCHEDULE OF USES**

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Use	AG/RP	R-1R	R-1E	R-1A	R-1B	Other Standards
Institutional Uses						
Airports	S	N	N	N	N	18.07.E
Cemeteries	S	S	S	S	S	18.07.G
Churches and other places of worship	S	S	S	S	S	18.07.H
Public buildings, including Township governmental buildings, fire, and emergency service facilities and other governmental agencies	P	P	P	P	P	18.07.H
Colleges and Universities (Public and Private)	S	S	N	N	N	18.07.I
Schools, (public and private) charter schools, preschools, parochial schools and non-profit schools	S	S	S	S	S	18.07.H
Utility, emergency and essential public service facilities and uses when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity. The following are excluded from this use: buildings, treatment plants, substations, pump stations storage yards or towers, transportation pipelines for gas, petroleum, and other materials and high tension electrical transmission lines	P	P	P	P	P	
Utility and essential public service substations and pump stations when operational requirements necessitate their being located in the district to serve uses in the immediate vicinity	S	S	S	S	S	18.07.BB
Transportation pipelines for gas, petroleum, and other materials, high-voltage electrical power transmission lines and other similar utility corridors, subject to the Electric Transmission Line Certification Act, 1995 PA 30, MCL 460.561 to 460.575	S	S	S	S	S	
Recreational Uses						
Golf courses, not including driving ranges or miniature golf courses	S	S	S	S	S	18.07.O
Public parks and non-commercial private neighborhood parks areas	P	P	P	P	P	
Nature Preserve	P	P	P	P	P	
Accessory Uses						
Accessory buildings and uses customarily incidental to any of the above	P	P	P	P	P	
Home occupation	P	P	P	P	P	12.07.
Bed and breakfast inns	S	S	S	N	N	18.07.F
Wind Generators	S	S	S	S	S	18.07.CC
Ground Mounted Private Solar Energy Systems	S	S	N	N	N	18.07.EE
Commercial Solar Energy Systems	S	N	N	N	N	18.07.EE