

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

Rose Township Planning Commission
Tuesday, Feb 4, 2021 7:00 PM - 10:00 PM (EST)

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AGENDA

1. **Call the meeting to order**
2. **Roll Call:** Stanczyk, Maurer, Brooks, Bolan, Noble, Jung, Lynn
3. **Approval of Agenda**
4. **Minutes: Additions, corrections and/or approval**
 - A. Regular Meeting January 7, 2021
5. **Public comments on agenda items (excluding Public Hearing)**
6. **Communications**
 - A) Glen Noble Memorandum and Maps
7. **Committee Reports**
8. **Public Hearings (Notification as required by State law)**
9. **New Business**
10. **Unfinished Business**
 - A) Rose Center/Hickory Ridge Commercial standards discussion
 - 1) Master Plan
 - 2) Zoning Ordinance
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 March 3, 2021, 7:00 PM Rose Twp. Offices, 9080 Mason Street, Holly, Michigan (tentative).
 - D. Next Regular N.O.C.F.A. Meeting, February 16, 2021, 3:00 PM Rose Township.
 - E. Next Regular Township Board Meeting February 10, 2021, 7:00 PM
 - F. Zoning Board of Appeals, March 2, 2021, 7:00 PM, Rose Township Hall. (tentative)
14. **Open the meeting to the public**
15. **Adjournment** A. Motion _____ B. Time _____ PM

Glen Noble, Trustee

MEMORANDUM

PlanCM 21.01-15

To: Planning Commission.. Brooks, Chairman, Members..
D. Miller, Clerk; D. Plewes ,Administrator

From: g.e.noble

Date: yr.mo-mas

Re: Planning Commission Consideration Commercial Zoningpg. 1 of 3

The recent land use approval of commercial zoned parcels, at the Rose Center/Hickory Ridge Intersection, raised several questions regarding lack of detail, set forth in the 2018 Master plan appendix. The January commission meeting, to discuss additional zoning amendments to facilitate future necessary intersection improvements' : additional questions regarding the master plan appendix were raised.

The appendix,[MP pg. 25-30] developed 2007?, indicated that the intersection area should be zoned for " mediums density" , commercial " and family residential zoning use. Additionally the appendix noted the need for sidewalks and pedestrian connectivity and the graphics indicated types of two story architecture.

It appears that the commission questions the concepts of the Sub Area noted in the Appendix ,[MP pg. 25-30].

I. Past Actions

Master planning of the past 40-50 years regarding the Rose Center/Hickory Ridge Intersection has evolved as follows:

*1958 Newspaper article

Twenty-three acres +- : 100% "commercial area"

*2007 diagram Appendix "Rose Center/ Hickory Ridge"... appendix ,[MP pg. 25-30].

Forty-five +- acres: 40% 'commercial mixed use'
60 % 'medium density'

*2018 "Map Future Land Use" ,[MP pg. 26]

Forty-five +- acres: 40% 'commercial mixed use'
60 % 'medium density'

2017 "Zoning Map" attached

Fifty-four+- acres: 22% 'RM Multiple Family Residential'
66% C-2 General Business'
12% 'R-1A Single Family Residential'

2017 "Land Use " [prepared by Oakland County economic,
development Dept.]attached

Similar acres: 64% 'Vacant'
12 % 'Commercial Office'
14% 'Single Family'.
5% "Utility Communication'

I. Past Actions cont'd

- Note: a. 2017 "Zoning Map" color code shows 'C-1 Commercial' on Davisburg Rd. and C-2 commercial at Hickory Ridge rd. only
b. 2017 "Land Use" color code shows 'Utility/Communication' on Hickory Ridge rd. A 400 ft communication tower msp 1990's.
c. recent land use submittal was presented a C-1 zone class for the Hickory Ridge site, 'but the site was zoned as C-2.

The above discussion, mapping, and designations describe types of land use which impacts adjacent land owners and township residents.

II. Additional Considerations

Two other development impacts are 'transportation and 'water supply/disposal'.

Water supply.

Potable water is the responsibility for each site development. [Ground water] .

The need and/or requirement for a common municipal supply system is not in the future. [land-parcel size]

Waste water disposal

Waste-water disposal is the responsibility of the site developer for disposal on-site [waste-water treatment is not available within reasonable proximity].

Transportation

Hickory Ridge and Rose Center roadways, at the C-2 zoning intersection, are arterial primary roadways in Rose Township.

Hickory Ridge is the other North/South paved roadway thru the Township to M-59 southerly thru Highland Township to I-69 in Lyon Township.

Rose Center is the only West/Easterly roadway thru the Township. Rose Center is a gravel surface roadway connected to White Lake paved roadway, in Tyrone Township, [US 23] and White Lake, paved roadway in Highland Township, easterly thru Lake Township, to I-75 , the city of Pontiac and adjacent commercial entities [Fiat Chrysler, Oakland university others.

Other Utilities are present for Commercial development.

Existing utility organizations are located within the existing roadway right of way.

ATT , Consumer Energy[gas] --- underground

ATT[tel] , Consumers Energy [elec], -- aerial

III. Ordinances

The existing ordinance descriptions should be revised, amended, added as follows:

Sec. 38-284 pg. cd38:90

(a) (b)

Necessity for "small-town character" ???

Sec. 38-286 pg. cd38:96

(D) (E)

20 feet greenbelt " . ??useage impact

(E) setback zero and 15 feet " applicable??

Add:

(I) Easement for sidewalk .. connectivity??

(J) easement for street area lighting. ??

IV. Rose CenterHickoryRidge Sub Area Master plan appendix .

Is this Concept valid.....?

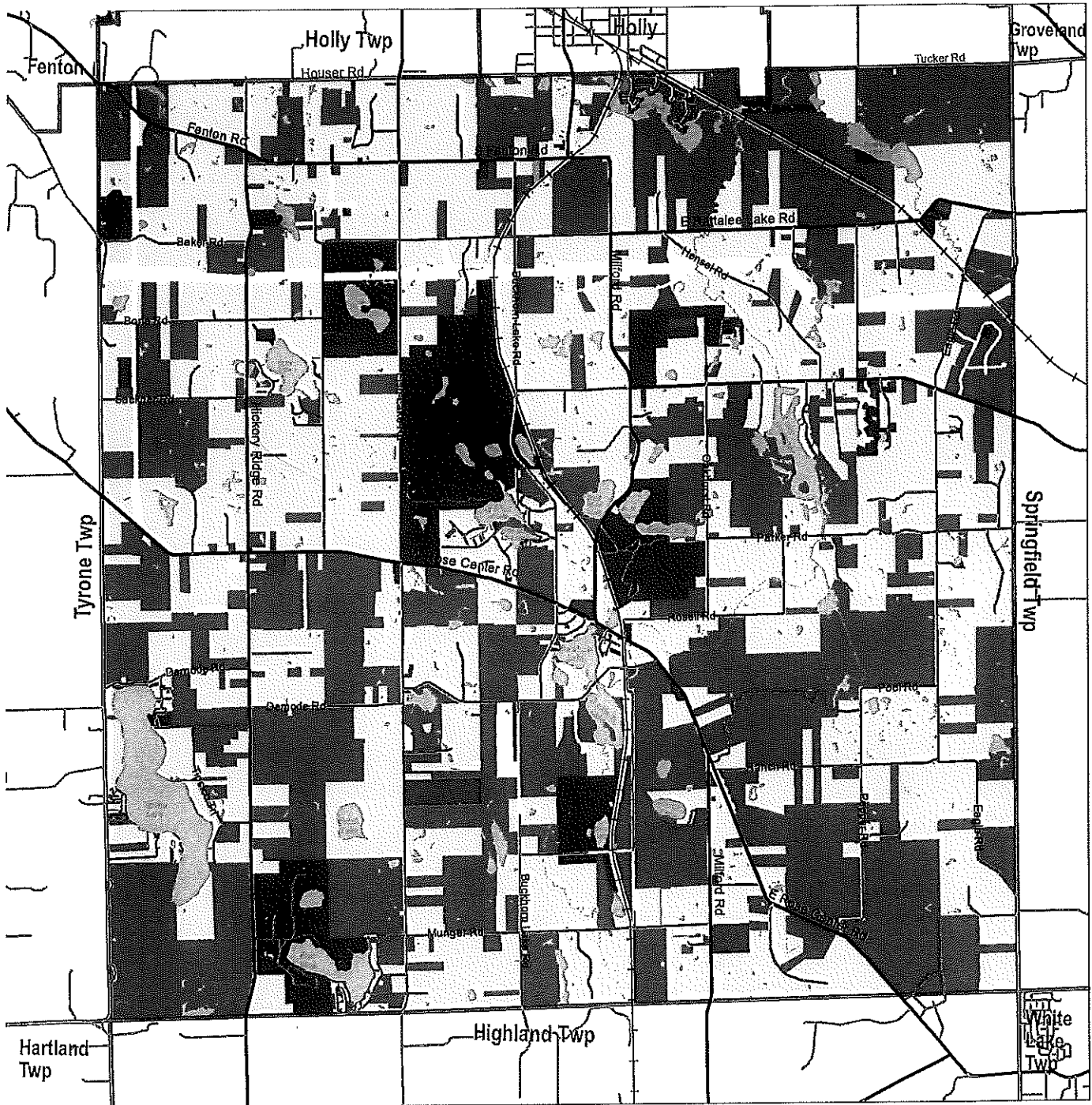
-parcel size developable?

-residential density developable

-Public utilities available

-Market demand

This section/appendix needs further discussion.



**Map Ten-B - Existing Land Use
Oakland County 2017 Data**










0 0.25 0.5 1 Miles

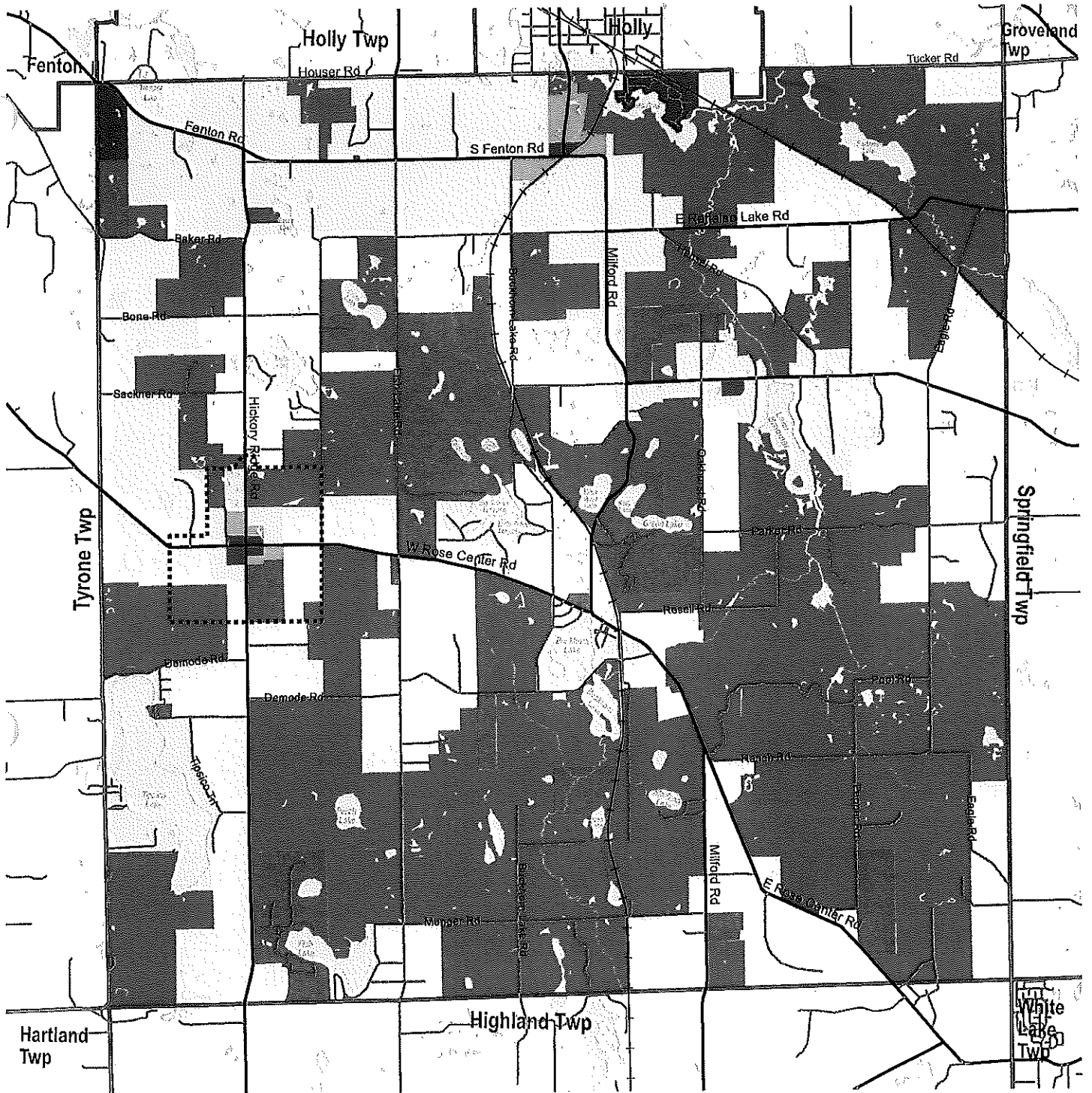
Data Sources: MCGI,
Oakland County

studio

Rose Township Master Plan

Existing Land Use Categories

-  Agricultural / Vacant
-  Single Family Residential
-  Multiple Family
-  Mobile Home Park
-  Commercial/Office
-  Industrial
-  Public / Institutional
-  Recreation / Conservation
-  Water













Map Two - Future Land Use

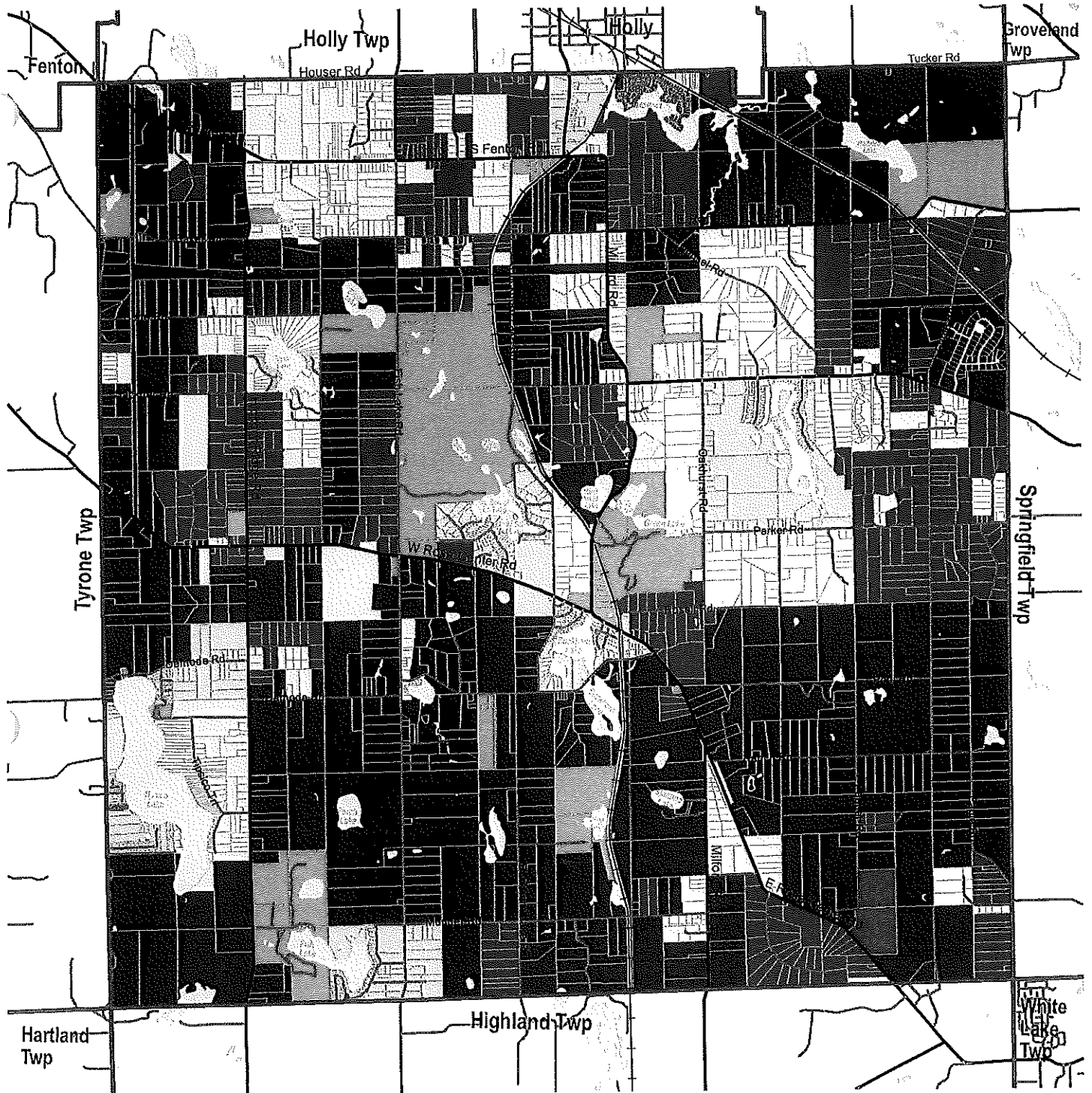


SAFE built
studio

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 | | |



Zoning Map



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Data Sources: MCGI,
Oakland County

Rose Township

- AG/RP Agricultural and Rural Preserve
- R-1R Rural Residential
- R-1A Single-Family Residential
- R-1B Single-Family Residential
- RM Multiple-Family Residential
- MH Manufactured Housing
- RPS Recreation, Public, and Semipublic Overlay
- C-1 Local Business
- C-2 General Business
- M-1 Industrial

**ROSE TOWNSHIP PLANNING MEETING
REGULAR MEETING
January 7, 2021**

DATE: Thursday January 7, 2021
TIME: 7:00 p.m.
PLACE: Virtual – gotomeeting.com

PRESENT: Michael Brooks, Chair Mark Bolan Glen Noble
 Theresa Lynn, Co-Chair Maura Jung (Caller 03)
 Darlyne Stanczyk-partial Jacob Maurer

ABSENT: Darlyne Stanczyk-partial

OTHER(S) PRESENT AND GUESTS VIRTUALLY SIGNED IN:

Brian Borden (Township Planner)	Dave Plewes (Zoning Administrator)
Debbie Miller (Township Clerk)	Dianne Scheib-Snider (Gotomeeting.com administrator)
Renee Kraft (Recording Secretary)	Jim Holton
Jennifer Hardie	Donna Rushton – Caller 02
Pat Walls	David
Mark	Stephanie
Caller 01	Caller 02
Caller 04	Caller 06

1. CALL TO ORDER:

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

2. ROLL CALL:

Board Members Present: Maurer, Brooks, Bolan, Noble, Lynn, Jung
Board Members Absent: Stanczyk

3. APPROVAL OF AGENDA:

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

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

4. APPROVAL OF MINUTES:

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

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

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

None

6. COMMUNICATIONS:

A. Chairman’s Report (Road Commission)

B. Hartland Township Comprehensive Plan Amendment: Scott Kree, Senior Planner for Oakland County Economic Development and Community Affairs, stating Hartland Township has drafted a Comprehensive Plan Amendment. Mr. Brooks questions if we need to comment. Mr. Borden says not necessary, only if we want to. Discussion on if we want to make any comments.

7. COMMITTEE REPORTS:

None

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

None

9. NEW BUSINESS:

A. Election of Officers

1) Brooks opens the floor for candidates for Chairperson. Motion by Bolan to nominate Brooks as Chairman. Seconded by Lynn.

VOTE: YES: Maurer, Noble, Bolan, Jung, Lynn, Brooks

NO: None

ABSENT: Stanczyk

2) Brooks opens the floor for candidates for Vice Chair. Motion by Jung to nominate Lynn for Vice Chair. Seconded by Bolan.

VOTE: YES: Noble, Bolan, Jung, Lynn, Maurer, Brooks

NO: None

ABSENT: Stanczyk

B .Rose Center/Hickory Ridge Commercial standards discussion (info)

1) Map 1959 zoning; 2) Zoning C-2 General Business District; 3) Zoning Development Regulations; 4) Master Plan Goal 7; 5) Master Plan Commercial; 6) Master Plan Commercial Implementation; 7) Master Plan Rose Center/Hickory Ridge Sub-Area Plan; 8) Glen Noble Communication

Discussion on gaps in the Master Plan, including the C-2 Zone. The Planning Commission needs ideas and concepts of what they really think this commercial zoning area should be. Maps need to be clarified as to what is C-1 and what is C-2. Borden questions if the Commission wants to undertake the whole area or focus on the commercial hub at the intersection. Noble states it should be just the commercial area at this time.

Brooks states the Commissioners need to work on the Master Plan before the Ordinance. Borden will pass out the future land use map. Discussion on lighting, building designs, road lanes, parking, buffer zones, landscaping. It is not realistic to

have a "Downtown" at that intersection, therefore, the concept is fundamentally flawed. Lynn agrees.

Noble states that Article 5 pictures and delineations are not applicable and need to be cleaned up. It should be opened to the public for suggestions.

Borden reminds them in order to make changes to the sub-area plan it entails an amendment to the Master Plan, as well as public input.

Dave Plewes understands it as what people want to do when they come in with a site plan review to develop the property, we should be looking at the Master Plan as a direction to amend the current zoning ordinance. The Commissioners needs to take the public's input and use it to amend smaller sections of the Master Plan, rather than the whole Master Plan. Make changes accordingly, to make the zoning ordinance more compatible with the public's interest. The Zoning Ordinance is a requirement, the Master Plan is not; therefore, we should be setting up an amendment to the Zoning Ordinance with those standards and requirements.

Maurer states it would be beneficial to fix some of the issues: pedestrian connectivity, street lighting, architectural nature of the buildings.

Plewes gives an example: under C-2, second floor residential in the commercial district-maybe it doesn't make sense to have residential as part of the commercial district.

Maura Jung likes the idea of a walkable place but the only permitted uses in that area would potentially be senior housing or small B&B.

Bolan states the area is not big enough to support commercial/residential buildings.

Borden questions if the Commissioners think something is missing from the last project, Michigan Wildlife Solutions?

Noble discusses parking and suggests we have documents that are clear so land developers know what they are dealing with. We have concluded that the vision in Article 5 of the Master Plan will never occur, so let's take it out of the Master Plan.

Chairman Brooks asks Commissioners to try to identify anything they feel is inconsistent with the C-2 zoning aspects and identify gaps and improvements that can be made to those ordinances and provisions. Suggests we do a short-term improvement to the ordinances once those gaps are identified, instead of a full Master Plan makeover.

Bolan doesn't like the fact that the Master Plan and the Ordinances will not be the same for a period of time.

Chairman Brooks says after this discussion he now sees that the focus is on the Ordinance related to C-2 and any corrections that need to be made in those related sections. All agree.

Bolan questions if it should be set up as a business district and lower the speed limit?

Plewes responds that the Road Commission would have to change the speed and determine what type of road Hickory Ridge is (highway, roadway, feeder road, etc.)

Rose Center Road is the only East/West road that goes all the way through Rose Twp. and that corner will eventually be busy.

Borden states the zoning ordinance is not the correct tool to use to acquire additional ROW. If there is a need in the future, the Township can require increased parking and building set-backs so there is unused land between the right-of-way line and the development line, so there is space there if needed in the future, but the Road Commission is responsible for the roads, not the Rose Township Planning Commissioners.

Chairman Brooks questions if we should add a statement about ROW at that corner.

Group discusses a uniform set-back and pushing back the buildings.
Chairman Brooks tells Committee to review the current ordinance and identify any gaps, and provide their statements to Mr. Plewes, who will make an agenda for any potential discussion.
Chairman Brooks asks Mr. Plewes to email the Commissioners an over-lay of the district from Property Gateway with the current lot dimensions.

10. Unfinished Business:

None

11. Tabled Items:

None

12: Discussion Items:

For the March meeting, there is a person talking about possibly transforming the Lopez building on Davisburg Rd. into an assembly building for weddings, etc. He has put in an offer with it being upon condition the land can change from an office use to an assembly use.

13. Announcements:

- A. **Rose Township Board Report-Glen Noble:** None
- B. **Comments by Township Planner-Brian Borden:** None
- C. **Next Regular Planning Commission Meeting:** February 4, 2021, 7:00pm
- D. **Next Regular N.O.C.F.A. Meeting:** January 19, 2021, 6:00pm Holly Township
- E. **Next Regular Township Board Meeting:** January 13, 2021, 7:00pm (virtually)
- F. **Zoning Board of Appeals:** February 2, 2021, 7:00pm, Rose Township Hall (tentative)

14. Open the Meeting to the Public:

Jim Holton – concerned about safety issues in regards to today’s discussion. Rose Center Road is heavily used and he is concerned about paving it and the speed limits.

15. Adjournment: 8:29pm

Motion to adjourn by Bolan. Seconded by Stancyk. All say aye. Meeting adjourned at 8:29pm.

Approved/Corrected

Debbie Miller, MMC, MiPMC
Rose Township Clerk