

**ROSE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
March 3, 2016**

The following residents and guests signed in as present:

Donna Boshell            Mark Bolan                            Tim Fuller                            Dior Rushton  
Linda Dagenhardt    Heather Moldenhauer

Other(s) present: Susan Weaver (recording secretary), Clerk/Debbie Miller, Michelle Foster (LSL Planning), David Plewes

The regular meeting of the Rose Township Planning Commission was called to order at 7:30 p.m. at the Rose Township Hall, 9080 Mason Street, Rose Township, Michigan.

Board Members Present: Stanczyk, Claus, Fuller, Noble, Scheib-Snider, Lynn  
Board Members Not Present: Brooks (excused)

**APPROVAL OF AGENDA:**

**A. Approval of Proposed Agenda for March 3, 2016.**

**Moved by Scheib-Snider, seconded by Fuller, motion carried to approve the Agenda as published.**

**Voting Yes: Scheib-Snider, Stanczyk, Noble, Claus, Lynn, Fuller  
Voting No: None  
Not Present: Brooks**

**APPROVAL OF MINUTES:**

**A. Approval of Regular Meeting Minutes of February 4, 2016.**

Scheib-Snider correct Old Business A. Zoning Ordinance Amendment (Wedding Barn) paragraph 5, last sentence, "hearing" should read "heating".

**Moved by Scheib-Snider, seconded by Fuller, motion carried to approve the February 4, 2016 meeting minutes as submitted.**

**Voting Yes: Stanczyk, Fuller, Lynn, Noble, Claus, Scheib-Snider  
Voting No: None  
Not Present: Brooks**

**PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):**

None.

**COMMUNICATIONS:**

**A. Memorandum, Michele Foster, LSL Planning**

**B. Code Enforcement Comments on Memorandum**

**COMMITTEE REPORTS:**

None.

**PUBLIC HEARINGS (Notification as Required by State Law):**

None.

**NEW BUSINESS:**

None.

**OLD BUSINESS:**

**A. Zoning Ordinance Amendment (Wedding Barn)**

**Zoning AG/RP, not applicable to any other zoning categories. References standards 18.07.DD**

**Plewes states accessory use, not primary use.**

P. 23-20, Article 9, "Private Barn Weddings and Receptions definition: "An accessory use to a farm of any existing agricultural barn or structure that is used for private weddings and/or wedding receptions". Lynn suggests "Private Barn Weddings and Reception. Delete "accessory". Board concurs that Article 9's title will now read "Barn Weddings and Receptions". Lynn states the definition will now read "A seasonal gathering for private weddings and/or wedding receptions that utilizes an existing structure used for agricultural activities." Board concurs to the definition as follows: "A seasonal use of an existing agricultural barn or structure on a farm that is used for private weddings and/or wedding receptions."

**Board Concurs As Follows:**

P. 18-41, DD changed to "Barn Weddings and Receptions".

(DD) 1. The site shall have a minimum area of twenty (20) acres.

(DD) 2. A paved parking area shall not be required per the standards of Section 38-440 to maintain the character of an agricultural district. However, the applicant must demonstrate the capacity of the site to accommodate vehicle parking and circulation without disruption of normal traffic flow on the public right-of-way. All parking areas shall be screened from view of an abutting residential use by either a greenbelt, obscuring fence, or masonry wall when it is determined by the planning commission to be appropriate. ~~If the applicant proposes paved parking, the lot must comply with the standards of Section 38-440.~~

(DD) 3. The applicant must demonstrate fire code compliance and receive Fire and Building Department approval prior to hosting any events. There shall be no smoking or cooking within the facility. Any smoking must be designated to be a minimum of fifty (50) feet from any structure, be shielded from adjoining property and be approved by local fire authority.

(DD) 4. The applicant must secure all necessary permits from the Oakland County Health Department, ~~Township Building Inspector~~ Township Building Department, Oakland County Road Commission as

applicable, and must comply with all government regulations.

(DD) 5. Sanitary facilities, that may consist of portable stations, must be properly maintained and located within a side or rear yard and screened from public view.

(DD) 6. All waste products shall be screened from public view, properly disposed of on a regular basis and shall in no way be allowed to become a nuisance to adjacent properties.

(DD) 7. Hours of operation for visitors must be no earlier than 10:00 a.m. and no later than 11:00 p.m.

(DD) 8. A maximum of two (2) events per week and a maximum of fifteen (15) per calendar year shall be permitted between the months of April and ~~September~~ October.

(DD) 9. The number of persons allowed at any event shall not exceed the limit as established by the Township fire ~~chief~~ department based on the maximum occupancy load of the building.

(DD) 10. Food and drink may be served, but shall be provided by caterers.

(DD) 11. Barn Weddings and receptions ~~Business~~ must be conducted by persons who own and occupy the premises.

(DD) 12. Licenses, insurance certificate(s), permits and barn wedding and reception event dates must be submitted to Township administration annually for review and approval by January 30<sup>th</sup> of each year.

(DD) 13. The noise ordinance standards must be met and there are no outside speakers allowed.

Planning consultant will amend Rose Township Zoning Ordinance as described above, amended copies will be provided to the Board, a public hearing will be held on April 7, 2016.

**Moved by Scheib-Snider, seconded by Stanczyk, motion carried to approve, with changes, the barn wedding and reception ordinance as submitted dated February 16<sup>th</sup> and to hold a public hearing regarding this matter on April 7, 2016.**

**Voting Yes: Noble, Fuller, Lynn, Scheib-Snider, Stanczyk, Claus**

**Voting No: None**

**Not Present: Brooks**

**TABLED ITEMS:**

None.

**DISCUSSION ITEMS:**

None.

**ANNOUNCEMENTS:**

- A. Rose Township Board report – Scheib-Snider states**
- B. Comments by Township Planner – Michelle Foster states**
- C. Next Regular Planning Commission Meeting – April 7, 2016 - 7:30 p.m. (tentative)**
- D. NOCFA Board Meeting – March 17, 2016 – 6:30 p.m. – Holly Township**
- E. Next Township Board Meeting – March 9, 2016 at 7:30 p.m.**

- F. 24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals – April 5, 2016, 7:30 p.m., Rose Township (tentative)

**BRIEF PUBLIC COMMENT – General Items NOT on Agenda (limit comments to 3 minutes each item):**

Unidentified Resident asks if there will be ADA standards to be met. Response this is private property, no public right-away. Resident asks who will enforce. Response fire department, code enforcement for violations, Oakland County Sheriff.

Unidentified Resident asks if there have been complaints about the barn weddings. Plewes responds no, just a resident questioning if it was allowed.

Unidentified Resident asks what the acreage requirement is. Response: 20 acre minimum.

**ADJOURNMENT:**

**Meeting adjourned at 8:58 p.m.**

Approved/Corrected



Debbie Miller, CMC, CMMC  
Rose Township Clerk