

**ROSE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
August 4, 2016**

The following residents and guests signed in as present:

GE Noble                      Tom Wirth                      Maura Jung                      Linda Dagenhardt

Other(s) present: 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, Noble, Lynn  
Board Members Not Present (Excused): Brooks, Fuller

Theresa Lynn acting as Chairperson.

**APPROVAL OF AGENDA:**

**A. Approval of Proposed Agenda for August 4, 2016.**

**Moved by Noble, seconded by Stanczyk, motion carried to approve the Agenda as submitted.**

**Voting Yes: Stanczyk, Claus, Noble, Lynn**

**Voting No: None**

**Not Present: Fuller, Brooks**

**APPROVAL OF MINUTES:**

**A. Approval of Regular Meeting Minutes of April 7, 2016.**

**Moved by Noble, seconded by Stanczyk, motion carried to approve the April 7, 2016 meeting minutes as submitted.**

**Voting Yes: Stanczyk, Lynn, Noble, Claus**

**Voting No: None**

**Not Present: Fuller, Brooks**

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

None.

**COMMUNICATIONS:**

None.

**COMMITTEE REPORTS:**

None.

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

- A. **Rodney and Antoinette Wyman of 3940 Demode Road are requesting a rezoning of two (2) parcels on Demode Road, parcel id #06-19-401-004 & 009. The current parcels are 10.03 and 10.22 acres in size. The request is to rezone the two (2) parcels from R-1B (Single Family Residential) (currently a 1.5 acre minimum) to Ag Agricultural (requiring a 10 acre minimum). The Master Plan future land use is Rural Preservation (10 acre minimum).**

Matt Wyman, representing parents the Wyman's who are out of town, reiterates his parents' intentions as stated above.

Noble states the application is for two (2) parcels, eventually parcels will become one (1) twenty (20) acre parcel. Plewes states requiring to combine parcels would state Agricultural requirement is twenty (20) acres. Minimum Agricultural is now ten (10) acres. Noble wants zoning to be clear, appropriate Sid well numbers, which will be new. Plewes states it would be accepted as such. The request before the Board is to rezone, no special land use being granted at this time. Claus asks if granting this request creates precedent. Plewes states no, smaller to larger. Master Plan encourages larger parcels.

**Public Hearing opens at 7:34 p.m.**

Linda Dagenhardt, Resident asks why this parcel is being changed to Agricultural. Board response: It allows for flexibility, livestock, land management, simplified taxes, Township encourages keeping land ownership(s) larger.

Maura Jung, Resident asks what will be the new tax implication? Plewes states it is up to the assessor once combined, taxes would likely go down.

Lynn states land owners must be doing fifty percent (50%) agricultural to be zoned as Agricultural, eighteen percent (18%) tax liability if used as homestead or agricultural.

**Public Hearing closes at 7:47 p.m.**

Board clarifies language with Michelle Foster, capacity as it relates to public infrastructure, states residential use served by onsite well/septic systems. This site is served by both and should read "provided by private water and sewer". Should state Demode Road is a "gravel, county, local road, not a primary road". Ms. Foster states the site meets conventional requirements, rezoning appears to be consistent with the Township's Master Plan. Therefore, rezoning request meets the Township requirements. Lynn states there seems to be a board consensus in agreement with rezoning request.

**Moved by Lynn, seconded by Stanczyk, motion carried to recommend approval of rezoning request of two (2) parcels on Demode Road, parcel id #06-19-401-004 & 009.**

**Voting Yes: Stanczyk, Lynn, Noble, Claus**

**Voting No: None**

**Not Present: Fuller, Brooks**

**NEW BUSINESS:**

**None.**

**OLD BUSINESS:**

None.

**TABLED ITEMS:**

None.

**DISCUSSION ITEMS:**

None.

**ANNOUNCEMENTS:**

- A. Rose Township Board report – Noble appointed Trustee to Township Board.
- B. Comments by Township Planner – Michelle Foster congratulates Mr. Noble on his appointment.
- C. Next Regular Planning Commission Meeting – September 1, 2016 - 7:30 p.m. (tentative)
- D. NOCFA Board Meeting – August 17, 2016 – 6:30 p.m. – Rose Township
- E. Next Township Board Meeting – August 10, 2016 at 7:30 p.m.
- F. 24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals – September 6, 2016, 7:30 p.m. (tentative)

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

Tom Wirth, Resident supports preserving the Township's rural atmosphere and states there have been many changes over the years. Mr. Wirth states his property is surrounded by new businesses, such as a dog kennel, disturbed by smells/noise. Resident states his complaints regarding a dog kennel/puppy mill. Resident urges Board to check density maps as they relate to all existing business and do so before issuing any approvals.

**ADJOURNMENT:**

**Meeting adjourned at 7:58 p.m.**

Approved/~~Corrected~~

  
Debbie Miller, MMC, CMMC  
Rose Township Clerk