

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 3, 2015**

The following residents and guests signed in as present:

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

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

APPROVAL OF AGENDA:

A. Approval of Proposed Agenda for September 9, 2015.

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

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

Voting No: None

Claus arrives at 7:34 p.m.

APPROVAL OF MINUTES:

A. Approval of Regular Meeting Minutes of August 6, 2015.

G.E. Noble, as to Re-Zoning Request, clarification if home was sold "with" or "without" a proper land division occurring. Lynn responds "without". Lynn clarifies separate tax identification numbers do exist and the application states separate tax identification numbers do not exist.

Moved by Brooks, seconded by Scheib-Snider, motion carried to approve the August 6, 2015 meeting minutes as corrected.

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

Voting No: None

PUBLIC COMMENTS ON AGENDA ITEMS (EXCLUDING PUBLIC HEARINGS):

None.

COMMUNICIONS:

None.

COMMITTEE REPORTS:

None.

PUBLIC HEARINGS (Notification as Required by State Law):

Public Hearing opens at 7:38 p.m.

Chairperson Brooks states the Swirtz Family, LLC and Glen Underwood of 11875 Milford Rd. are requesting the re-zoning of approximately 2.5 acres located at the northwest corner of Milford and Rattalee Lake Roads (parcel #06-03-351-001). The current parcel is approximately 111 acres. The request is to re-zone the corner 2.05 acres of the parcel from Ag/Agricultural (10 acre minimum) to R-1A Single Family Residential (1.5 acre minimum). The Master Plan future land use is Single Family Residential.

Bob Chimovitz states his wife is a member of the Swirtz Family, LLC and provides the Board with a detailed history of the aforementioned property. States Mr. Glenn Underwood has paid the taxes, wants to clean up in order to hold title to remainder of the property. Asks the Board to change the zoning as requested in order to record the Deed and the title for the property can be cleaned up. The request is consistent with the surrounding neighborhood and consistent with the Master Plan.

Glenn Underwood also provides the Board with a detailed history of the property. Worked with the Swirtz Family in handling tenants of the property and offered to purchase a portion of said property. Asks the Board to resolve the situation and approve the re-zoning request.

Public Hearing closes at 7:47 p.m.

Chairperson Brooks asks for Board member input/comments. Introduces Michelle Foster (LSL Planning).

Lynn states the last paragraph states we are looking for a 1.5 acre split. It is the Board's understating this is a little over a 2 acre parcel. Lynn states this is a 2.45 acre parcel and a 1.45 acre parcel is stated in the letter, map incorrect.

Claus asks if the size of parcel has been agreed upon. Dimensions speak for themselves. Plewes confirms well/septic will be located within parcel limits.

Michelle Foster (LSL Planning) states her review shows structure is within regulations.

Lynn confirms if property were sold there would be no additional dwellings allowed on property.

Plewes states future uses would have to conform to current zoning, today's set-backs.

Lynn confirms the remaining acreage will remain AG Zoning.

Moved by Claus, seconded by Fuller, motion carried to recommend Board approval to proceed with re-zoning as it is consistent with R1A, single family residence, not to be split, consistent with the Master Plan.

Voting Yes: Noble, Fuller, Lynn, Scheib-Snider, Stanczyk, Claus, Brooks
Voting No: None

NEW BUSINESS:

None.

OLD BUSINESS:

None.

TABLED ITEMS:

A. Election of Officers

Moved by Lynn, seconded by Stanczyk, motion carried to remove Election of Officers line item from the table.

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

Voting No: None

Moved by Lynn, seconded by Stanczyk, motion carried to nominate Michael Brooks as Planning Commission Chairperson.

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

Voting No: None

Moved by Stanczyk, seconded by Claus, motion carried to nominate G.E. Noble as Planning Commission Vice Chairperson.

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

Voting No: None

DISCUSSION ITEMS:

None.

ANNOUNCEMENTS:

- A. Rose Township Board report – None
- B. Comments by Sherrin Hood, Township Planner - None
- C. Next Regular Planning Commission Meeting – October 1, 2015 - 7:30 p.m. (tentative)
- D. NOCFA Board Meeting – September 17, 2015 – 6:30 p.m. – Rose Township
- E. Next Township Board Meeting — September 9, 2015 at 7:30 p.m.
- F. 24/7 Rose Township Recycling – 9080 Mason Street, Holly, MI
- G. Zoning Board of Appeals – October 6, 2015, 7:30 p.m., Rose Township

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

None.

ADJOURNMENT:

Meeting adjourned at 8:24 p.m.



Debbie Miller, CMC, CMMC
Rose Township Clerk

Approved/Corrected