

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 5, 2011**

The following residents and guests were present:

Greg Kazmierski	Sue Kazmierski	David Logan
Allen Schoten	Doris Fairbanks	Fran Hansen
Jim Hansen	Leon Sharpe	Linda Sharpe
Alison Kalcec	G.E. Noble	Dave Gordon
Al Lopez	Nancy Lopez	Jerome Carter
Dale Smith		

Chairperson Proper called the regular meeting of the Rose Township Planning Commission to order at 7:30 p.m. at the Rose Township Hall, 204 Franklin Street, Holly, Michigan.

Roll Call (Present): Stanczyk, Porter, Grice, Proper, Scheib-Snider, Lynn
Absent: Brooks

Staff Present: Debbie Miller (Rose Township Clerk), Susan Weaver (recording secretary), Dave Plewes (Zoning Administrator), Sherrin Hood (LSL Planning)

APPROVAL OF AGENDA

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

**Voting Yes: Stanczyk, Proper, Grice, Porter, Scheib-Snider, Lynn
Voting No: None
Absent: Brooks**

MINUTES: ADDITIONS, CORRECTIONS AND/OR APPROVAL

A. Regular Meeting, February 3, 2011

Moved by Stanczyk, seconded by Scheib-Snider, motion carried to accept the Minutes as presented of the Regular Meeting held on February 3, 2011.

**Voting Yes: Stanczyk, Proper, Grice, Porter, Scheib-Snider, Lynn
Voting No: None
Absent: Brooks**

PUBLIC COMMENTS ON AGENDA ITEMS (excluding public hearing)

None.

COMMUNICATIONS

A. Planning Basic Workshop

Proper states there will be a planning/zoning course hosted by the MTA on June 14, 2011 in Frankenmuth, Michigan.

COMMITTEE REPORTS

None.

PUBLIC HEARINGS (notification as required by state law)

A. Al and Nancy Lopez of 1400 E. Davisburg Rd. are requesting a Text Amendment to Allow Senior Apartments in C-1 Zoning and Increase the Max Density and Lower the Minimum Floor Area per Unit Standards.

Al Lopez states he owns a building and would like to turn it into senior housing. Mr. Lopez states this is an increasing need within communities and surrounding areas with senior housing units are occupied at 90-100%. Office areas are declining due to economy and this is a growth industry. Mr. Lopez is proposing one meal/day for residents (ambulatory, 55 years and over). Mr. Plewes reminds the Board not to review as a site plan, just to give idea. Porter asks what the square footage of this building has been utilized in the past. Mr. Lopez responds 50%. Scheib-Snyder asks how many units are expected. Mr. Lopez responds 22 units. Chairperson Proper states according to the ordinance, senior housing buildings cannot have more than two floors. Jerry Carter (Mr. Lopez' partner) states it is a two story building with a walk-out basement. Sherrin Hood (LSL) states the master plan allows some residential uses within a commercial district; this use would be neither illegal nor unreasonable. Ms. Hood states if appropriate, consider application and where else this might occur within the Township. Applicant(s) could still apply for variances. The Board needs to draft an ordinance governing future senior apartments within this district. Senior housing is an increasing demand and seniors like to live in same community they grew up in. Senior housing is convenient in commercial areas, no impact on traffic. Upon ordinance amendment would need to get a new site plan approval.

Chairperson Proper opens the public hearing at 7:53 p.m.

Alison Kalcec, Resident states this is senior housing in a commercial district with an increased density. Plewes states mixed uses are allowed within business districts. If Board determines appropriate, look into increasing density. Under current ordinance, reducing from 600 sq. ft. to 440 sq. ft. Plewes states we are not approving language tonight, just concept.

Unidentified Resident asks if the Lopez' decided, could they put a 7-Eleven on the remaining un-used acreage. Ms. Hood responds the property could be split. The smaller the lot, the fewer units allowed. Plewes states they would still have to obtain a site plan review.

G.E. Noble, Resident asks Planner if senior housing is allowed in residential and commercial. Ms. Hood responds this use is allowed in certain residential districts and part of a planned unit development in commercial districts. The request is to add it as an allowed use in a commercial district, not a new zoning district, it would remain commercial. The Planning Commission is being asked to allow consideration of senior housing in any commercial zoning district within the Township.

Greg Kazmierski, states when he retires he would consider senior housing. Would like this as an option.

Dave Gordon, Resident asks if the Lopez' have checked with the Health Department. Mr. Lopez states the south end of site is sand, no problem with septic system. Gordon states the state requires three acres per six beds/foster care.

Plewes recommends Chairperson Proper not close public hearing until determination has been made to allow senior apartments.

Unidentified Resident states she would also like senior housing to be an option when she retires.

Lynn states she takes the word of Mr. Lopez regarding surrounding community information pertaining to senior housing. Lynn states her issue is with supporting infrastructure. Most seniors move into areas that provide conveniences (i.e., banking, physicians, etc.). Rose Township does not have these conveniences. Lynn does see the need for senior housing but wants to consider ramifications. Nancy Lopez responds we are appealing to seniors already living within rural communities and it is her hope to provide transportation if necessary. Lynn asks if proposed language is being done under a PUD. Plewes states mixed uses are allowed in this district and do not have to fall under PUD.

Stanczyk asks if this is a typical per unit size for senior housing. Mr. Lopez responds senior housing in this area generally runs 350 sq. ft. Plewes responds that Highland Township's ordinance for multiple families, minimal floor use is 350 sq. ft. and one bedroom 650 sq. ft. Mr. Carter responds not all units would be minimum square footage, if we had multiple buildings some could be larger.

Porter asks why this would not fall under Special Land Use ("SLU") rather than PUD? Plewes responds SLU is a use allowed in the district with additional standards/requirements. This establishment is providing services for convenience not needs. Porter asks if this goes through as a PUD, what it could lead to in the future under existing ordinance. Ms. Hood responds we would need separate standards. Plewes states this is already a mixed use district.

Moved by Porter, seconded by Scheib-Snider, motion carried to approve to recommend a text amendment to allow for senior apartments as a residential use in this commercial zoning district (C1).

Voting Yes: Scheib-Snider, Stanczyk, Grice, Lynn, Porter

Voting No: Proper

Absent: Brooks

Al Lopez speaks as to the density and lowering minimum sq. ft. per area, stating reducing apartments to a minimum of 350 sq. ft. is typical in senior housing, thereby making them more economical/efficient. Nancy Lopez states we can use a larger density because we don't need playgrounds, etc., no reason to have a minimum density. Grice is concerned over the small size of units.

Lynn states the suggested minimum would become all senior C-1 district apartments, concern over septic, etc. Plewes states size does not determine numbers. Hood states numbers can be modified at Township Board level.

Moved by Porter, seconded by Proper, motion carried to recommend approving the efficiency unit reduction of 350 square feet, 1 bedroom at 440 square feet and increasing the allowed

density to 8 units per 2.5 acres in the C1 district.

Voting Yes: Porter, Lynn, Scheib-Snider, Proper, Grice, Stanczyk

Voting No: None

Absent: Brooks

Chairperson Proper closes the public hearing at 8:29 p.m.

NEW BUSINESS

A. Introduction of New Board Member Jim Porter

Chairperson Proper introduces new Planning Commission Board Member, Jim Porter.

OLD BUSINESS

A. Chairman's Odds & Ends

None.

TABLED ITEMS

A. Medical Marijuana Ordinance (Still Tabled)

Chairperson Proper would like to address this issue with the Township Board of Trustees. Alison Kalcec (Supervisor) responds the law needs clarification, there is much confusion. Ms. Hood explains that waiting is a prudent option to gain a better understanding as to the law and recommends continuing with the moratorium.

DISCUSSION ITEMS

None.

ANNOUNCEMENTS

- A. Rose Township Board report – Dianne Scheib-Snider states the Board is working on the budget, will set dates at next Board meeting May 11, 2011. Met with Redstone Architects regarding ADA/code compliance work on building and construction should commence soon. A sign has been erected at Dearborn Park.
- B. Comments by Sherrin Hood – Township Planner: See above.
- C. Next Regular Planning Commission Meeting, June 2, 2011, 7:30 pm., Rose Township Hall, 204 Franklin Street, Holly, Michigan
- D. Next Regular NOCFA Board of Directors Meeting, May 16, 2011, 7:00 pm., Rose Township
- E. Next Regular Township Board Meeting, May 11, 2011, 7:30 p.m., Rose Township, 204 Franklin Street, Holly, Michigan
- F. Rose Township Recycling, May 7, 2011, Rose Township Hall, 204 Franklin Street, Holly, Michigan, 9:00 a.m. until 12:00 p.m.
- G. Zoning Board of Appeals meeting, June 7, 2011, 7:30 p.m., Rose Township Hall.

OPEN THE MEETING TO THE PUBLIC

G.E. Noble, Resident states if we are changing C1, what about C2, need uniformity in zoning districts.

Nancy Lopez, Resident thanks the Board for allowing them to state their position regarding senior apartments.

ADJOURNMENT

Moved by Porter, seconded by Scheib-Snider, motion carried to adjourn the meeting at 8:42 p.m.

Voting Yes: Stanczyk, Scheib-Snider, Grice, Porter, Lynn, Proper

Voting No: None

Absent: Brooks



Debbie Miller, Clerk
Rose Township

Approved/~~Corrected~~