

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 1, 2010**

The following residents and guests were present: Janet Cousins

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, Baum, Grice, Proper, Scheib-Snider, Lynn
Not Present: Brooks

Staff Present: Rob Nesbitt (Township Planner), David Plewes (Zoning Administrator), Debbie Miller (Rose Township Clerk), Susan Weaver (recording secretary)

APPROVAL OF AGENDA

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

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

MINUTES: ADDITIONS, CORRECTIONS AND/OR APPROVAL

A. Regular Meeting, February 4, 2010

Lynn, p. 3, ¶ 2, line 3, sp. correction: "Oaklanad" should be "Oakland".

Moved by Baum, seconded by Stanczyk, motion carried to accept the Minutes as presented of the Regular Meeting held on February 4, 2010.

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

PUBLIC COMMENTS ON AGENDA ITEMS (excluding public hearing)

None.

COMMUNICATIONS

Chairperson Proper, May 10, 2010, class on Wind Energy Systems, early bird rate of \$65.00, asks if there is any Board member interest.

Chairperson Proper said he thinks the Recreation Plan Committee should be eliminated due to a conflict of interest and the direction we are going with the Township Board.

COMMITTEE REPORTS

None.

PUBLIC HEARINGS

None.

NEW BUSINESS

A. Rose Township Recreation Plan

Rob Nesbitt, p. 3 (Description of the Planning and Public Input Process), certain steps required by the State to have a valid parks and recreation master plan. Guidelines require obtaining public input via at least 2 means (2 surveys, planning commission meetings). Once draft Plan is complete, residents must be provided with a well-publicized opportunity to review and comment on the Plan. The State of Michigan suggests placing copies at Township Offices, schools, etc. and the public may lodge comments for up to 1 month. Once these steps are complete, an advertised (1 week in advance) Rose Township Board of Trustees public hearing must be held. If the Plan is adopted by the Township Board, must be sent to the State for review and approval. Once the State has reviewed/approved the Plan, the Township is eligible to apply for grants, etc. Mr. Nesbitt further states, some suggestions could be fine tuned (projects to be carried out). Page 3, objectives are too general and do not include an activity/project that will attain a goal. Example, Goal #5: "Make parks more accessible to all township residents." An objective to attain this goal could be that all parks will offer barrier-free access between parking areas and facilities. Another objective could be to establish a trail system interconnecting Township parks. Page 4, last comment, action plans, State guidelines dictate the Township must have an action plan based on a 5-year horizon and need to set out what is going to be accomplished, how accomplished and how funded. Baum states this is thought to be the weakest area of the Plan and guidelines were set to be general. Mr. Nesbitt states the Plan should be something a new resident could pick up, understand, and refer to. Suggests putting school sport activities into the Plan. Mr. Nesbitt states that the Plan is a good document, just needs a little revising.

Baum states that since Rose Township residents now have more access to Springfield Township's recreation activities we should expand this into the Plan. Mr. Nesbitt responds the State is about cooperation between communities, be specific about this arrangement. Baum states residents commented in the surveys that they do not want to spend more money on recreation, could this demonstrate that the Township has enough recreation in the surrounding areas. Mr. Nesbitt states the Township must decide if it is comfortable with other communities providing recreation for its residents and if it should invest in parks and recreation within the Township. There is some negative/critical aspects of the Township's past recreation efforts, would make more positive. Baum states we need to come up with funding to develop a master plan for Dearborn Park. Mr. Nesbitt states the Township should determine what needs to be accomplished in each park to improve the park experience, develop an action plan.

Chairperson Proper states the Recreation Plan Committee did a great job. Appears to be an inventory of what the Township had and not what to do with it, thinks Township Board should be handling this matter. Nesbitt states the Planning Commission could decide to hold a public hearing.

Dave Plewes states that the groups allowed to use Fire Station/Civic Park for softball are improving grounds, parking areas, etc. We do things when we are able, without passing costs to tax payers.

Chairperson Proper asks Mr. Nesbitt for recommendations at this point. Mr. Nesbitt responds the Township needs to decide if it is going to continue on with the Plan or send it over to the Board. Dave Plewes will provide us with an electronic version so we can provide specific recommendations. Mr. Nesbitt states we will format the document into more of an action plan, matching State guidelines closely.

Chairperson Proper would like all seven planning commissioners to continue with Plan.

Scheib-Snider states there was some grant money reclaimed for signage for Dearborn Park and has committee to make sure it is used.

Baum states that park locations could be listed on cable channels, showing facilities (maps) outside of the Township.

Chairperson Proper states there is Board consensus to revise/finalize draft Recreation Plan.

OLD BUSINESS

A. Wind Energy Systems (Zoning Ordinance Amendment)

Rob Nesbitt refers to draft (2/23/10) Wind Energy Conversion Systems (Sec. 38-448/Ordinance).

Lynn, p. 4 (10. Certification), line 3, complies should read comply. P. 9, line 3, should read (70) feet.

Rob Nesbitt, p. 3, remove bubble stating Process for Review and Approval.... at the top of the page, repetitive from p. 7.

Mr. Nesbitt, p. 9 shows a flow chart for units over 70 feet which involve a special land use. Baum asks if this also deals with towers attached to structure? Mr. Nesbitt responds yes, roof mounted equipment shall not exceed a height of 20 feet above surrounding roof surface. If an attached structure falls, not as much concern for other properties. Some units are self-collapsing which come with their own issues, still need fall zones.

Plewes, for units over 70 feet (commercial), if abandoned/vacated, need mechanism in place to obtain fees allowing the Township to remove unit. Mr. Nesbitt responds some communities require this. Plewes, suggests an every 5 year renewal, performance guaranty.

Public hearing to be held in May, with Mr. Plewes' suggestions. Mr. Nesbitt would like a marked-up and clean version available for the meeting.

Moved by Baum, seconded by Scheib-Snider, motion carried to set the Wind Energy Systems (Zoning Ordinance Amendment) for a public hearing in May.

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

Voting No: None

Absent: Brooks

TABLED ITEMS

None.

DISCUSSION ITEMS

Comments by Rob Nesbitt – Township Planner: There are a number of communities in process/undertaking of amending ordinances regarding marijuana, prohibited by federal or state law. Concerned that legislation is going to open the door for someone to grow/harvest marijuana. Does Township wish to undertake an amendment to the ordinance regarding marijuana growing/harvesting at some point? Advises Board to deal with this in a straight forward manner. Lynn states we should hold off on this until other matters are dealt with/finalized. Mr. Nesbitt will submit sample ordinances.

ANNOUNCEMENTS

- A. Rose Township Board report – Dianne Scheib-Snider: Archery approved in Rose Oaks Park. Baum asks if there will be a fall clean-up? Ms. Scheib-Snider responds there is a spring clean-up.
- B. Next Regular Planning Commission Meeting, May 6, 2010, 7:30 pm., Rose Township Hall, 204 Franklin Street, Holly, Michigan
- C. Next Regular NOCFA Board of Directors Meeting, April 19, 2010, 7:00 pm., Rose Township
- D. Next Regular Township Board Meeting, April 14, 2010, 7:30 p.m., Rose Township, 204 Franklin Street, Holly, Michigan
- E. Rose Township Recycling, April 3, 2010, Rose Township Hall, 204 Franklin Street, Holly, Michigan, 9:00 a.m. until 12:00 p.m.
- F. Zoning Board of Appeals meeting, April 6, 2010, 7:30 p.m., Rose Township Hall, 204 Franklin Street, Holly, Michigan.

OPEN THE MEETING TO THE PUBLIC

None.

ADJOURNMENT

Moved by Lynn, seconded by Grice, motion carried to adjourn the meeting at 8:29 p.m.

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

Voting No: None

Absent: Brooks

Approved/~~Corrected~~

**Debbie Miller, Clerk
Rose Township**