

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 7, 2009**

The following residents and guests were present:

Guy Cowing	Don Douglas
Chester Koop	Ralph Richman
Jim Holton	Wally Rue
Alison Kalcec	Taylor Egerton
Howard Christian	Rob Egerton
GE Noble	

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, Brooks, Grice, Proper, Scheib-Snider, Lynn

Absent: None

Staff Present: Rob Nesbitt, Planner, David Plewes, Zoning Administrator
Debbie Miller - Rose Township Clerk
Susan Weaver – Recording Secretary

APPROVAL OF AGENDA

Moved by Proper, seconded by Stanczyk, motion carried to approve the agenda.

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

APPROVAL OF MINUTES

A. Regular Meeting, April 2, 2009

Moved by Scheib-Snider, seconded by Brooks, motion carried to accept the Minutes of the Regular Meeting of the Rose Township Planning Commission on April 2, 2009 as presented.

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

PUBLIC COMMENTS ON AGENDA ITEMS (excluding public hearing)

None.

COMMUNICATIONS

A. Letter from Guy Cowing

Guy Cowing – Resident (11580 Terrace Rd., Holly): Concerned about the amount of businesses in a concentrated residential area. Asks the Board to take this into consideration for future commercial land use requests.

Mr. Proper requests Mr. Cowing's April 3, 2009 letter to the Rose Township Planning Commission be placed on the record:

“I would like to point out to the Commission that my area will now have nearly as many commercial operations as private residences within a 1/8 mile radius of my home. Across the road to the west is Promise Village, directly adjacent and to the north is an Adult Rehab operation, followed by the Horse Boarding business, a future Dog Kennel, and directly behind me, a Construction Excavator business. That is now 5 businesses with no apparent limit in sight. Most abide by the Township regulations but some do as they please.

It is my perception that this area has a higher concentration of commercial businesses than most areas of the Township. I ask the Commission to consider this concentration of businesses in regard to any future commercial land use requests for this immediate area of the Township.”

COMMITTEE REPORTS

A. Green Infrastructure

Mr. Baum states he is still reviewing and no conclusions have been made as of yet.

B. Rose Township Recreation Plan

Mr. Baum states that at this point there have been a total (including tonight) of sixty-two (62) responses. Results are available, but nothing finalized.

PUBLIC HEARINGS

A. Amendment to allow Archery Hunting at Rose Oaks Park

Mr. Proper states that Rose Oaks Park is a passive park and Rose Township's Ordinance currently states that hunting is not allowed in a passive park. Therefore, the Rose Township Ordinance must be amended.

Mr. Baum states that he has sent an email to John Noyes asking for deer harvest numbers at the parks. No response thus far.

Public hearing opens at 7:36 p.m.

Mr. Glen Noble – Resident (1445 Ranch Rd., Holly): Questions changes to Section 18-07 Y. Are we just amending deer hunting? The April 16, 2009 document outlining 18-07 Y states other items. Proper answers yes, just deer hunting. Board explains that just the items highlighted in blue are being

amended and that other language has always been a part of Section 18-07 Y.

Mr. Proper reads the proposed changes:

4. There shall be not hunting of any kind, *with the exception of bow hunting, which may be approved by the Planning Commission as part of the special land use permit and site plan.*

Mr. Ralph Richman – Resident (9900 Buckhorn Lake Rd., Holly): Questions trapping due to flooding. Supports opening up the park to bow hunting and using it.

Ms. Scheib-Snider explains that Oakland County Parks do not allow trapping in any park.

Mr. David Plewes reminds Chairman that this is a public hearing for archery and that any other concerns may be submitted in writing to the Rose Township Board or voiced at a Board meeting.

Mr. Rob Egerton, Resident (10288 Buckhorn Lake Rd., Holly): Would like to see bow hunting in Rose Oaks Park.

Mr. Jim Holton, Resident (7764 Fish Lake Rd., Holly): Supports bow hunting in Rose Oaks Park. Would be nice to use the property.

Mr. Rob Egerton, Resident (10288 Buckhorn Lake Rd., Holly): Asks the Board if those answering the survey not in favor of bow hunting in the park gave any reason.

Mr. Proper explains that some residents like to walk, when we open parks to hunting, Township cannot make hunting rules, must follow DNR rules.

Mr. David Plewes reminds the public that there should be no back and forth discussion.

Chester Koop, Resident (11750 Eagle Rd., Davisburg): Supports archery hunting and would like to offer the Board his suggestions to be put into special land use. Board may want to consider adding "Township" to the facilities listed in the title. The Board may want to consider adding an acreage minimum to the language (i.e. 40-acre minimum). The Board may want to consider a permission policy to limit the amount of people on a parcel at any one time. States that the County never filed a site plan (re: Rose Oaks Park) with Rose Township, therefore any changes they wish to make would need to come before Rose Township for approval.

Mr. Taylor Egerton, Resident (10288 Buckhorn Lake Rd., Holly): Supports bow hunting in Rose Oaks Park. Considers hunting a way of living and he should have the right to hunt.

Mr. Don Douglas, Resident (1740 Munger Rd., Holly): Supports bow hunting in Rose Oaks Park and would like to have use of the Park. States he sees little activity in the Park at this time. Questions the survey's validity regarding question asking if residents would like to change their parks.

Mr. Proper requests that Katherine Bair's (Rose Oaks Equine Adventurers) May 2, 2009 email to the Rose Township Planning Commission be put on to the record:

“This letter is in response to the proposal to allow Archery Hunting in Rose Oaks County Park.

We, the Rose Oaks Equine Adventurers, are in favor of the Archery Proposal. We discussed hunting when we initially asked Oakland County to allow equestrians into the park. We decided that we could share the park with archery hunters, in order to insure that horses were allowed into the park.”

Public hearing closes at 7:59 p.m.

Mr. Proper refers Board to the draft of Section 18-07 Y provided.

Mr. Brooks directs a question to Chester Koop regarding his comment to add Township to the amendment language.

Chester Koop, Resident (11750 Eagle Rd., Davisburg): Answers that the heading reads “parks, passive, county, regional, and state facilities.”

Mr. Brooks asks Mr. Nesbitt what Section 18-07 Y currently states? Board answers that the Section reads as it shown in the April 16, 2009 proposed changes document provided. Mr. Brooks states that in order to take Mr. Koop’s comments into consideration we would need to change the title to Section 18-07 Y.

Mr. Nesbitt adds that if you would like clarity it would help to add “Township” to the language. This change would make sure that townships would be included.

Mr. Brooks questions if document could just state “parks passive” rather than list all others?

Mr. Nesbitt answers that there is no harm in leaving the language as it is. It would just add clarity. Mr. Koop’s suggestion regarding a minimum lot size is a good idea (i.e. adding language to read, “Bow hunting on a minimum 40 acre parcel”). This would avoid small parcels being requested to allow hunting.

Mr. Baum would like to add “districts only.”

Mr. Nesbitt clarifies we only talking about designated parks at this point, districts are not coming into play at this time.

Mr. Baum states that he has looked at Oakland County Parks and the parks allowing deer hunting, the site plan shows restricted areas of each park. Mr. Baum has also contacted Oakland County Sheriff’s Department (“OCSD”) and spoke about issues related to hunting. States that Rose Oaks is patrolled once a day and the parks are patrolled more frequently during hunting season. Mr. Baum states that OCSD envisions one car patrolling between Highland Oaks and Rose Oaks (but no guarantees). Finally, Mr. Baum states OCSD believes that bow hunters are generally more respectful than firearm hunters.

Moved by Brooks, seconded by Baum to recommend to the Rose Township Board, the acceptance of

this change to Section 18-07 Y with the inclusion of the word "Township" in the title to include "Parks, Passive, *Township*, County, Regional and State Facilities"; to add **language to section 4.** where it reads "There shall be no hunting of any kind, *with the exception of bow hunting, which may be approved by the Planning Commission as part of the special land use permit and site plan.*"; and to include a section 8. which would add wording requiring a minimum acreage of 40 acres to allow for bow hunting.

Mr. Plewes states that if this amendment is approved, this is a special land use and standards will have to be applied.

Ms. Scheib-Snider questions what will be hunted?

Mr. Proper responds that hunting will conform with DNR rules.

Roll Call:

Voting Yes: Stanczyk, Baum, Brooks, Grice, Lynn

Voting No: Scheib-Snider, Proper

NEW BUSINESS

A. Review of Stable Caretakers Residence to allow as principle use. (Section 18-07, Caretakers Residence)

Mr. Brooks questions what drive is behind this change?

Mr. Proper responds that it will allow the caretaker's residence to be considered the primary residence.

Mr. Plewes explains that the Township Board wanted to make it more accessible to allow for stables in Rose Township so they took stables out of the special land use. States that Rose Township has people interested in having stables in the Township, but not living there right away. However, they would need someone to take care of their stables and the caretaker's residence is still considered a special land use. This would make the caretaker's residence a principal use. This would allow one structure, the caretaker's residence, living there specifically to take care of the stables. This would eliminate the requirement for the permanent residence. Makes it easier for people to utilize their land.

Ms. Alison Kalcec, Supervisor, recalls that when the Rose Township Board was reviewing the ordinance, the Planning Commission state there was a chart of uses. In this chart, some uses were special land use and some were principal use. The Rose Township Board made a decision that in an agricultural district equine uses should not be special land uses. If we are going to encourage these types of land uses (thus encouraging large lot sizes) it is appropriate to take this out of the special land use category and add language so those with agricultural parcels owning horses will have the tools they need to accomplish that.

Mr. Plewes states that stables will still have to follow building and fire codes. The fire department is requiring fire separation, this language is included. Mr. Plewes would like to hold public hearing on the caretaker's residence matter in June, 2009.

Mr. Baum is in favor of setting this for public hearing in June, 2009.

Mr. Plewes states that Rose Township would be changing direction from special land use to principal use. Still special land use in other districts, just not in agricultural districts.

Moved by Baum, seconded by Stanczyk, motion carried to move amendment to Rose Township Zoning Ordinance Section 18-07, K. 16 (Commercial Riding Academy or Stables – Caretaker's Residence) to a public hearing to be held on June 4, 2009.

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

Voting No: None.

OLD BUSINESS

None.

TABLED ITEMS

None

DISCUSSION ITEMS

None

ANNOUNCEMENTS

- A. Rose Township Board report – Dianne Scheib-Snider: Rose Township Board is working on the budget and will meet this month. Interviewing planners and engineers. Clean- up day this Saturday.
- B. Comments by Rob Nesbitt– Township Planner: Will be attending interviews.
- C. Next Regular Planning Commission Meeting, June 4, 2009, 7:30 pm., Rose Township Hall, 204 Franklin Street, Holly, Michigan
- D. Next Regular NOCFA Board of Directors Meeting, May 18, 2009, 7:00 pm., Rose Township
- E. Next Regular Township Board Meeting, May 13, 2009, 7:30 p.m., Rose Township Hall, 204 Franklin Street, Holly, Michigan
- F. Rose Township Recycling, May 2, 2009, Rose Township Hall, 204 Franklin Street, Holly, Michigan, 9:00 a.m. until 12:00 p.m.
- G. Zoning Board of Appeals meeting, May 5, 2009, 7:30 p.m., Rose Township Hall, 204 Franklin Street, Holly, Michigan.

OPEN THE MEETING TO THE PUBLIC

Meeting open to the public at 8:23 p.m.

Mr. Taylor Egerton, Resident (10288 Buckhorn Lake Rd., Holly): States that bow hunters could keep their eyes open and look after the Township (i.e., watching for and reporting hazardous dumping, etc.). States that bow hunters could also keep DNR and County informed on any illegal activities.

Mr. Baum states that the Recreation Survey did in fact specifically ask which activities residents would like to see in specific parks, both active and passive. States that this is still a work in progress geared

for the development of Rose Township's long term Recreational Plan.

Unidentified Resident: Believes that bow hunting is a serious issue and is camouflaged in the survey.

Mr. Don Douglas, Resident (1740 Munger Rd., Holly): States that Rose Township does not have any parks under 40 acres. Language specific to the Township parks.

Mr. Proper states that he voted no because they are looking to put more walkways in Rose Oaks Park and that he is unsure how to allow bow hunting with trails running through the Park. States that bow hunters are out all day and into the evening and may be disturbed by walkers, horses, etc. Discussion on hunting in whole park.

Mr. Nesbitt informs the Board that they can apply conditions (usage, times, etc.) to the site plan.

ADJOURNMENT

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

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

Voting No: None.

Approved/Corrected



Debbie Miller
Rose Township Clerk