

**Rose Township Planning Commission
Special Meeting
MINUTES
February 19, 2026**

Location: 9080 Mason St., Holly, MI 48442

Call to order: Chair Brooks called the meeting to order at 5:08 pm

Roll Call

Present: Brooks, Wayman, Bolan, Jung

Absent: Stanczyk, Speace, Jobs

Business: Review/Discuss the proposed changes [to the sub area of the Master Plan] and discuss the Public Open House

Brian Borden, SafeBuilt, Township planner, stated that the commission was meeting tonight to look at future land use, the input from the advisory committee, and a review of the sub-area [vicinity of Hickory Ridge and Rose Center roads].

The commission reviewed two images comparing future land use with zoning. Areas were identified that needed change. The advisory committee recommends retaining the area around the intersection as commercial. Mr. Borden noted that the only difference between single-family residential (R1-A) and medium density (R1-B) is the minimum house size. There is no difference in density between the two classifications.

Mr. Borden presented a chart showing the percentages of proposed land use in the future land use plan. The Rural Preservation designation currently applies to 44.27% of the entire land use designations in the Township. The remaining land use is distributed across 8 additional classifications.

Commissioner Jung read the Master Plan mission aloud to the commissioners to provide context for the discussion.

It was proposed that there is a need to blend zoning more consistently from high density to agricultural.

After discussion, it was determined that future discussion should focus primarily on the southeast quadrant of the sub area where there is no consensus concerning the minimum lot size (5 acres vs. 10 acres).

Mr. Borden outlined the process going forward as follows:

- At the regular Planning Commission meeting in March, the plan options will be presented to the larger group for consideration and discussion
- The Planning Commission special meeting scheduled for March 19 will be a public workshop
- At the regular Planning Commission meeting in April, the Commission will have the option to recommend to the Township board whether to adopt changes or not to adopt changes. If the commission recommends changes to the sub area, and if the Township Board votes to adopt the changes, it will start the clock on the 43-day public review period.

- There will be a public hearing at the end of the public review period and the Commission will consider the comments received during the public comment period
- The Planning Commission will then act to finalize a plan for the sub area and forward it to the Township Board for adoption. The Township Board cannot make changes to the recommended plan, but they can choose not to adopt it and return it to the Planning Commission for further consideration

Mr. Borden will develop two options for the regular Planning Commission Meeting on March 5.

Building & Zoning Administrator, Steve McGee, informed the commission that the Township Board has requested the Commission to develop an ordinance for data centers. The Township board also wants to enact a moratorium on data centers to allow the Planning Commission sufficient time to develop an ordinance. Regarding a moratorium, Mr. McGee stated that the first step is to enact an ordinance giving the Township Board the authority to enact moratoriums. The second step is for the board to adopt a resolution to enact the moratorium. Mr. Borden hopes to have something for the March Planning Commission meeting so that the board can declare the moratorium in April (note: the board has to adopt the first ordinance before it can adopt a resolution to declare a moratorium).

Adjournment:

Motion by Commissioner Bolan to adjourn the meeting. Supported by Commissioner Wayman.

Chair Brooks adjourned the meeting at 6:20 pm.

Respectfully submitted: Diane Hill, Recording Secretary/Deputy Clerk