

**ROSE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 2, 2026**

Location: 9080 Mason Street, Holly, MI 48442

1. Call to Order – Commissioner Brooks called the meeting to order at 7:08 PM.

2. Roll Call

Present: Brooks, Jung, Bolan, Wayman

Absent: Stanczyk, Jobes, Speace

Motion by Commissioner Brooks to excuse Commissioner Speace. Supported by Commissioner Bolan. A voice vote was taken. All present voted yes. The motion was carried 4/0.

3. Approval of Agenda

Motion by Commissioner Wayman to approve the agenda as presented. Supported by Commissioner Brooks. A voice vote was taken. All present voted yes. The motion was carried 4/0.

4. Approval of Minutes

A. January 15, 2026 Regular Meeting

Motion by Commissioner Bolan to approve the minutes of January 15, 2026 as presented. Supported by Commissioner Wayman. A voice vote was taken. All present voted yes. The motion was carried 4/0.

B. March 5, 2026 Regular Meeting

Motion by Commissioner Wayman to approve the minutes of March 5, 2026 as presented. Supported by Commissioner Bolan. A voice vote was taken. All present voted yes. The motion was carried 4/0.

5. Public Comments on Agenda Items - None

6. Communications - None

7. Committee Reports - None

8. Public Hearings - None

9. New Business - None

10. Unfinished Business

Master Plan Amendment Discussion (Carryover from Special Meeting)

Commission reviewed two draft alternatives: Option A and Option B. Discussion included planning consistency, density distribution, and alignment with the Master Plan. Members expressed differing preferences.

Key Points Discussed:

- Option A aligned more closely with prior committee recommendations and Master Plan language.
- The advisory committee took into consideration the history of the property; it has always been a little commercial, it's a big intersection
- Option B supports more consistent density distribution and avoidance of "spot zoning" – majority of surrounding parcels are already at 5 acres to the south, to the west, to the NW and even higher densities. From a planning perspective, there is a high concentration of commercial in the center, then move out to R-1A then Ag; this is a mismatch
- Reminder that all zoning decisions should be legally defensible
- Planner clarified that drafts may still be modified after public review and prior to final adoption.

Motion by Commissioner Jung for the Planning Commission to forward Option A to the board to begin the process of authorizing distribution of the Master Plan for public comment and review. Supported by Commissioner Bolan. A roll call vote was taken. Jung – yes; Wayman – yes; Bolan – yes; Brooks – yes. The motion was carried 4/0.

11. Tabled Items - None

12. Discussion Items / Announcements

Township Board Report - No report. Treasurer Jobs absent

Building/Zoning Administrator Comments:

Data center moratorium approved (12 months)

Upcoming ordinance work will prioritize battery storage, followed by wind/solar and data centers

Upcoming Meetings:

Planning Commission: May 7, 2026

Township Board: April 8, 2026

ZBA: April 7, 2026 - Cancelled

13. Public Comment (Open Floor)

Public asked questions regarding selection of Option A and process.

Commission clarified:

- Only one option moves forward for public review
- Final decisions will occur after public input and further Commission review

14. Adjournment

Motion by Commissioner Bolan to adjourn. Supported by Commissioner Brooks.

Meeting adjourned at approximately 7:43 PM.

Submitted by: Diane Hill, Deputy Clerk/Recording Secretary