

ROSE TOWNSHIP PLANNING COMMISSION
Special Meeting
MINUTES
April 2, 2026

Location: 9080 Mason St., Holly, MI 48442

1. Call to Order – Commissioner Brooks called the special meeting of the Rose Township Planning Commission to order at 5:03 pm.

2. Roll Call

Present: Wayman, Bolan, Jung, Brooks

Absent: Stanczyk, Jobes, Speace

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

4. Presentation – Overview of the Proposed Changes to the Sub-Area of the Master Plan

Chair Brooks stated that the purpose of tonight's special meeting is to gather public input regarding proposed updates to the Master Plan sub-area near the intersection of Rose Center Road and Hickory Ridge Road. He gave the following summary: the sub-area was created in the 2003 Master Plan to support a future school on 62 acres owned by Fenton Area Schools. The property was recently sold to a private investor. The Township needs to reconsider the zoning in the sub-area now that there will not be a school there.

An advisory committee was formed to review the current plan and provide options to the Planning Commission. The advisory committee was composed of two members of the Planning Commission, two citizens, and a member of the Township board: Maura Jung, Jason Wayman, Julius Stern, Scott Blaska, and Supervisor Stilwell. These individuals have been meeting for 3-4 months to discuss options.

Brian Borden, Planner, gave an overview of the key points including:

- The sub-area was originally created in the 2003 Master Plan to support a planned school and associated development.
- The property (approximately 62 acres) has since been sold by the Fenton School District and is now privately owned.
- Due to this change, the Planning Commission is reevaluating the sub-area designation and future land use.
- The proposed update removes the sub-area designation and revises future land use to reflect lower-intensity, rural residential patterns.
- The Master Plan is a guiding document and does not change zoning or authorize development.

Two conceptual plans for the sub-area were presented by the Advisory Committee for the commissioners' review:

- Option A: Primarily 10-acre (rural preservation designation) including the 62-acre parcel previously owned by Fenton Area Schools
- Option B: Allows more 5-acre residential designations in portions of the sub-area, including the 62-acre parcel previously owned by Fenton Area Schools

The process is as follows:

- The Planning Commission drafts the plan
- Public input is received
- The plan is presented to the Township Board for consideration
- If the board approves the plan, the 42-day public review period begins. The plan is also sent to reviewing agencies
- At the conclusion of public review, the Planning Commission hold a public hearing
- The Planning Commission adopts the plan and sends it to the Township board
- The Township board can either adopt or refer it back to the Planning Commission. The board cannot make any changes to the proposed plan
- After final approval, the adopted plan is posted on the website, hard copies are printed, and it is sent to reviewing agencies

The primary issue – now that the 62-acre parcel is privately owned, the property cannot be restricted to commercial/recreational use as it is currently zoned.

Chair Brooks stated these zoning challenges: determining what the area should look like in 10-20 years; Master Plan must make provisions for commercial development somewhere in the Township

5. Open Discussion / Public Input

Chair Brooks opened the floor for public comment. A summary of comments follows:

- Strong interest in maintaining the rural character of Rose Township
- Concerns about increased density, traffic, and infrastructure impacts
- Strong preference from multiple residents for 10-acre parcels (Option A) over 5-acre parcels
- Some support for 5-acre parcels (Option B) as a balance between development and rural living
- Questions regarding:
 - Definitions of land use categories (e.g., rural preservation, high-density residential)
 - Potential uses under each designation
 - Long-term implications of the Master Plan
- Concerns expressed about limited public awareness and outreach
- Discussion of historical context and historical properties in the area and prior planning decisions
- Input from the property owner indicating:
 - Preference for 5-acre development if feasible
 - Alternative use of the land for agricultural purposes including cattle and chickens

The Planning Commission and planner clarified:

- The plan proposes less density than previously allowed under the sub-area plan
- No increase in commercial land is proposed
- The process includes additional opportunities for public input, including a 42-day review period and public hearing

No action was taken; the purpose of this meeting was to gather public input.

6. Public Comments

Public comments continued as part of the open discussion. No new information was introduced.

7. Adjournment

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

The meeting was adjourned at 6:58 pm.

Submitted by: Diane Hill, Deputy Clerk/Recording Secretary