

7. COMMITTEE REPORTS:

None

8. PUBLIC HEARINGS: (Notification as required by State law)

None

9. NEW BUSINESS:

None

10. Unfinished Business:

A) Rose Center/Hickory Ridge Commercial standards discussion

1) Master Plan & 2) Zoning Ordinance

Mr. Plewes states Master Plan is not a realistic future Master Plan as a development area. Suggests looking only at the commercial district at this time, since the whole Master Plan will be looked at in 1.5 to 2 years.

Mr. Borden doesn't think there is a problem with built-in discretion.

Mr. Brooks would like to see what the citizens would like.

Mr. Noble prepared the memo with overview of the area. Discrepancy in map in portion of land zoned C-2 or 1-a. Michigan State Police cell tower is zoned agricultural but actual land use is utility communication. Suggests conformity between four maps. The appendix in the Master Plan was misplaced and the concept of that intersection is inappropriate and needs to be reviewed and replaced. The whole intersection is zoned C-2 which means 15' setbacks. But information submitted shows C-1.

Mr. Maurer appreciates Mr. Noble's memo. Agrees Commission should close loopholes. An argument could be made on pedestrian connectivity. Suggests making provisions for right-of-way easements and sidewalk setbacks.

Ms. Lynn appreciates having discretion with last application. Questions if Planning Commission has a say on easements rather than OCRC (Oakland County Road Commission). Mr. Plewes responds stating 66' for Road Commission then Planning Commission beyond that.

Mr. Borden states there is room beyond right-of-way for sidewalks.

Mr. Noble comments there is a buried cable in the road right-of-way and we need to call OCRC.

Ms. Lynn also suggests we require applicants put in their portion of sidewalk.

Mr. Bolan states sidewalks should be in Master Plan. Questions if all parcels are buildable? Questions where water runoff would go.

Mr. Plewes states retention/detention ponds would be required.

Mrs. Stanczyk agrees with what has been brought up.

Ms. Jung compared Master Plan to ordinance related items for C-2 (and C-1). Only a few areas not compatible; sidewalks, 40% glazing, rear of building, bike paths, type of architecture. States we can wait the 1.5 to 2 years to revamp the Master Plan. But concerned the vision is not realistic due to conflicts with density.

Mr. Brooks agrees there is nothing "glaring" that needs attention before the next Master Plan review. Future land use and zoning map should be codified.

Mr. Borden states referenced maps should not match identically, since they are all meant for different uses.

11. Tabled Items:

None

12: Discussion Items:

None

13. Announcements:

A. Rose Township Board Report-Glen Noble: Mr. Noble will report discussion to Rose Township Board to financially plan for this in the next few years.

B. Comments by Township Planner-Brian Borden: None

C. Next Regular Planning Commission Meeting: March 4, 2021, 7:00pm (tentative)

D. Next Regular N.O.C.F.A. Meeting: February 16, 2021, 3:00pm at Rose Twp. offices

E. Next Regular Township Board Meeting: February 10, 2021, 7:00pm (virtually)

F. Zoning Board of Appeals: March 2, 2021, 7:00pm, Rose Township Hall (tentative)

14. Open the Meeting to the Public:

Julius Stern – Compliments Mr. Noble on his detailed work. Disagrees with lax ordinance that can be unfirm and open for litigation. Disagrees with planners that they can't use set-backs to provide right-of-way. Believes OCRC will put a round-about at Rose Center and Hickory Ridge and he does not want one. His opinion is that the process for ordinance should be to look at other municipalities with ordinance success.

15. Adjournment: 8:06pm

Motion to adjourn by Lynn. Seconded by Stanczyk. All say aye. Meeting adjourned at 8:06 p.m.



Debbie Miller, MMC, MiPMC II
Rose Township Clerk

Approved/~~Corrected~~