

Rutland Charter Township Planning Commission Meeting

Wednesday April 6, 2022 at 7pm

Members Present:

Marti Mayack, Brenda Bellmore, Larry Haywood, Dan King, Jim Blake

Others Present:

Gene Hall, Steve Pachulski, Robin Hawthorne, Larry Watson, Les Raymond, Nickie Haight

Approval of Agenda:

Motion by Blake, seconded by Bellmore to approve the agenda for April 6th, 2022. All Ayes. Motion passes.

Meeting Minutes:

Motion by Bellmore to accept the March 7th, 2022 Meeting Minutes, second by Mayack. Roll Call Vote: Mayack - Yes, Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

General Public Comment:

Steve Pachulski says that he supports a blight ordinance. He says residents want more details. He wants the board to add back some of the things that were deleted from the Attorney's draft.

Guests: None

Zoning Administrator's Report:

Raymond reads the application and explains the details of the situation. He says the two items under New Business can be combined in one motion. He says that the resident wants to rezone one piece of his property from CR to MU to combine with his adjoining MU property. Raymond says the Master Plan already plans to make this exact change in the near future. He explains that other properties in the area may change to MU in the future as well.

New Business:

Public Hearing - Marc Waller Rezone

Haywood opens the floor to the public and there is no public comment. Haywood asks if this would affect any adjoining properties. Raymond says there will be a screen or buffer required.

King makes a motion, seconded by Bellmore to recommend the zoning change to the RCT Board with the condition that the two parcels are combined totaling 5.63 acres, since Mixed Use requires 5 acres to be in compliance. Roll Call Vote: Mayack - Yes, Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

Text Amendment Light Industrial District

Raymond reads the definition of Light Industrial and explains that RCT wants to allow residents on M37 around Dimond's and D&S and to the northwest to sell at a certain products at a retail level. Hawthorne says

they are already allowed to sell wholesale but they think future businesses around there should be allowed to sell retail as well.

King makes a motion, seconded by Bellmore to recommend the text amendment change in Article 220-12-3 in the Light Industrial to allow retail sales of certain products (building materials and light industrial products) to the RCT Board. Roll Call Vote: Mayack - Yes, Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

Old Business:

Blight Ordinance Discussion

Raymond explains that the board is interested in the opinions of the PC members even though the PC will not vote on this ordinance. Hawthorne and Raymond explain that there were several non-residents that attended the March board meeting in opposition of the blight ordinance. Raymond says there were a lot of different opinions on time frames and not giving people enough time to clean up their blight situations. Argo is already setting time limits based on each situation. An extension option has been added as well but would need to be approved through the board. Raymond asks that if any PC members have comments or concerns to please get them to him right away. Hawthorne says the board could be voting as soon as the April 13th meeting.

Open Comments:

Raymond tells the PC that Yoder's is now selling sheds on a different piece of property in RCT. He says there could be a SLU in May that is not the typical SLU they are used to.

Adjournment:

Motion by Bellmore to adjourn.

Meeting Adjourned 7:57pm. Submitted by Nickie Haight, Recording Secretary