

Rutland Charter Township Planning Commission Meeting

Wednesday June 7, 2023 at 7pm

Members Present:

Larry Haywood, Dan King, Brenda Bellmore

Members Not Present:

Marti Mayack, Jim Blake

Others Present:

Larry Watson, Gene Hall, Joel and Elly Ibbotson, Steve Pachulski, Jason Watson, Stacey Graham, Nickie Haight

Approval of Agenda:

Motion by Haywood, seconded by Bellmore to approve the agenda for June 7, 2023. All Ayes. Motion passes.

Meeting Minutes:

Motion by Haywood, seconded by Bellmore to accept the May 3rd, 2023 Meeting Minutes. Roll Call Vote: Haywood - Yes, King - Yes, Bellmore - Yes. Motion passes.

General Public Comment: None

Zoning Administrator's Report:

Graham has provided her report to the PC as part of the meeting packet. She says both items in the report will be covered tonight.

New Business:

Public Hearing: Text Amendment Prohibiting the Keeping of Roosters and Free Range Chickens on a Non-Commercial Basis in the Country Residential (CR) District

Secretary King opens the public hearing at 7:06 pm. He asks for public comments.

- Jason Watson would like to see chickens allowed in MDR also.
- Joel Ibbotson would like to see more changes to the amount of animal units allowed on specific acreage. He feels more animals should be allowed with less acreage than the ordinance currently allows. He agrees with Jason Watson as well.
- Elly Ibbotson asks who decides how many animals are allowed in certain districts. King says there are calculations in the ordinances. King says this public hearing only pertains to Country Residential (CR) which is less populated with more land.

There is no further public comment, so King closes the public hearing at 7:12pm.

The PC discusses that their approval tonight would send the recommendation to the board for first reading. Bellmore is happy with it. Haywood says RCT should not be more restrictive than the City of Hastings. Bellmore states that residents can lease land to be in compliance, as many have done in the past.

Motion by Bellmore, seconded by Haywood to send text amendment 220-5-3 H prohibiting roosters and free range chickens on a non-commercial basis in the CR District to the township board for first reading and approval. Roll Call Vote: Haywood- Yes, Bellmore - Yes, King – Yes. Motion passes.

Old Business:

Review Tentative Text Amendment Pertaining to Accessory Dwelling Units

Graham says the PC should review the tentative text amendment provided by Attorney Rolfe. She has also included a copy of the City of Hastings' ordinance on Accessory Dwellings which was written by Rebecca Harvey. Graham says the PC could advise Bellmore on their thoughts and she can discuss them with the board next week.

The PC discusses that a deed restriction should be added specifying that one of the occupants must be the owner, for when the property changes hands. Bellmore and Haywood do not think the ordinance needs to specify which dwelling must be owner occupied. Haywood says less restrictions will help with housing and he does not see a problem with allowing a second driveway. Larry Watson comments that there should only be one extra vehicle. Jason Watson says it would be beneficial to clarify what a parking spot actually is. Graham says a site plan review would normally cover those details.

Graham will have Attorney Rolfe add the deed restriction component to the tentative text amendment for PC review in July. The Township Board will also discuss the tentative text at their meeting June 14.

Open Comments:

Joel Ibbotson again asks the PC to work on changing some of the other requirements for people to have farm animals. He explains that, for example, a pig pen does not need 2 acres. Haywood and Graham state adding farm animals to the MDR district could be problematic.

Adjournment:

Motion by Bellmore, seconded by Haywood to adjourn at 7:32pm.
Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary