

Rutland Charter Township Planning Commission Meeting

Wednesday, September 6, 2023 at 7 pm

Members Present:

Larry Haywood, Marti Mayack, Brenda Bellmore, Steve Pachulski, Dan King

Others Present:

Larry Watson, Sabrina Christy, Connie Haywood, Ryan Holley, Stacey Graham, Gene Hall, Nickie Haight, Rebecca Harvey

Approval of Agenda:

Motion by Haywood, seconded by Pachulski to approve the agenda for September 6, 2023. All Ayes. Motion passes.

Meeting Minutes:

Motion by Bellmore, seconded by Haywood to accept the July 5, 2023 Meeting Minutes. All ayes. Motion passes.

General Public Comment: None

Guests: None

Zoning Administrator's Report:

Graham has provided her report to the PC and her report is attached.

New Business:

Elect Vice Chair of the Planning Commission

Motion by Haywood, seconded by Bellmore to elect Dan King as the Vice Chair of the Planning Commission and to appoint Steve Pachulski as the Secretary of the Planning Commission. Roll Call Vote: Haywood: Yes, Bellmore - Yes, King - Yes, Pachulski - Yes, Mayack - Yes. Motion passes.

Public Hearing Text Amendment Establishing the Institutional/Public Use (I/PU) District

The PC discusses that this is a change that should have been made when the Master Plan was updated in 2021. Mayack opens the floor to public comment and there is none.

Motion by King, seconded by Bellmore to send the Text Amendment establishing the Institutional/Public Use (I/PU) District to the RCT Board for first reading, All ayes, Motion passes.

Public Hearing Text Amendment allowing existing, lawful two-family dwelling in the Country Residential District (CR)

Mayack opens the floor to public comment. Connie Haywood says she and her husband Marty own a nonconforming duplex at 565 Hammond Rd. She shares that when they tried to sell the duplex, they found out that the ordinance had changed and would prohibit a new owner from rebuilding the dwelling in the event of damage.

Attorney Rolfe has prepared the text amendment that would allow their home to be recognized as a conforming use without any new duplexes to be created in the CR District. The existing dwelling would not be allowed to be enlarged but could be rebuilt in its existing footprint.

Motion by Haywood, seconded by Pachulski to send the text amendment allowing an existing, lawful two-family dwelling in the Country Residential District (CR) to the RCT Board for first reading. Roll Call Vote: Haywood: Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes, Motion passes.

Public Hearing Proposed Amendment of the Master Plan and Future Land Use Map (FLUM)

Mayack opens the floor to public comment and there is none. Graham shares that all residents that would be affected were notified and that these changes must be made to the FLUM before they can change them on the zoning map.

Motion by Haywood, seconded by King to adopt the resolution and send to the RCT Board for first reading. Roll Call Vote: Haywood: Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes, Motion passes.

Public Hearing Zoning Map Changes

Mayack opens the floor to public comment and there is none. Graham and King ask if there is anyone present from the airport or KCC and there is not. Graham also says that RCT has not received any emails, calls, or letters on this topic. The PC members agree that these changes are reasonable and needed. Graham shares that the YMCA will be asking for an SLU at the October meeting; the director of the YMCA, Jon Sporer, will be at that meeting. Pachulski wants to make sure this is not opening RCT to allowing traditional campgrounds and Graham says it would specifically have to be an SLU.

Motion by King, seconded by Bellmore to send the rezoning changes to the RCT Board for first reading. Roll Call Vote: Haywood: Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes, Motion passes.

Public Hearing Special Land Use for manufacture and sale of cemetery headstones, RPM Holley, LLC (Patten Monument Company), Vacant Parcel on N M-37 Hwy Hastings

Site Plan Review RPM Holley, LLC (Patten Monument Company), Vacant Parcel on N M-37 Hwy Hastings

Ryan Holley from Patten Monument is here to answer questions about his site plan. He explains that they have grown out of their current location. He reviews the items that still need to be addressed according to Harvey and Graham. He says they manufacture headstones and have a retail store. He says they will use similar exterior metal as others in that area, dumpster and mechanical equipment will be behind fencing, lighting will meet the township standards, landscaping will just be grass and bushes, they will add two parking places, they understand that they cannot have any outdoor display. He says all materials will fit inside the retail store and storage area inside the building, with possibly a bench in the entry area. The original driveway will be off of Upton Road but they plan to work with MDOT and the M37 Corridor Committee to have a second driveway out to M37. He says there will likely be one semi coming though per week, they only have 11 employees and could have up to 15 at some point in the future. He says there will not be a lot of traffic coming and going. PC members wonder if they will get approved for a drive onto M37 since they do not have the traffic flow that is usually needed to get approval.

Pachulski is concerned about water drainage flow, but the site is sand and the Health Department has already approved the plan.

Harvey tells Holley that the drainage and retention pond, lighting, and landscaping need to be shown on the site plan so that the PC can review it. She also says the outdoor display on the current site plan would need to be removed. The PC discusses the driveway options and possibilities. Harvey encourages the PC to review the bold points from her report.

Mayack and the board agree that there is too much missing information on the site plan for them to properly review it.

Mayack asks for any other public comments and there are none.

Motion by King, seconded by Bellmore to table the SLU and Site Plan Review for Patten Monument Company and continue deliberating when it is complete. Roll Call Vote: Haywood: Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes. Motion passes.

Graham says they can have Holley at the beginning of the agenda for the October PC Meeting. Holley will try to get answers from MDOT and the M37 Corridor Committee.

Old Business:

Review Tentative Text Amendment Pertaining to Accessory Dwelling Units

PC members discuss that the major concern of both the board and the PC is what happens when the owner passes away, if RCT requires that one of the occupants be the owner.

Steve Pachulski believes creating this ordinance could create several problems. He explains that there are no Accessory Dwelling Units in the Master Plan and that RCT does not allow duplexes or multi-family residences. He does understand that there have been some requests from residents but believes there is not a large need. He wonders who decides what an ailing or elderly person is. He also does not think allowing ADU's will help the housing crisis.

Rebecca Harvey shares that allowing ADU's is usually to help with housing, but cannot be noticeable as a second dwelling. She says the job of the PC is to decide if ADU's are needed. She says the PC should decide to either allow them or address the ones that already exist. She shares that she has never seen an ADU ordinance that did not include a requirement that one occupant must be the owner.

Bellmore and Mayack feel that parking could be an issue as well as resale. The PC discusses that RCT is complaint driven but can also address issues that they have noticed themselves. Pachulski wants RCT to have a policy that they will not issue new permits unless the resident is in compliance.

King says the City of Hastings has had an ADU ordinance for about 1.5 years but has not had anyone apply.

Graham states that if the PC does not want this ordinance, the Code Enforcement Officer will be tasked with eliminating any ADUs that already exist. Most members are not sure that is the right direction to take.

Motion by King, seconded by Bellmore to set a public hearing for the October 4, 2023 PC Meeting to review the Text Amendment Pertaining to Accessory Dwelling Units: Haywood - Yes, King - Yes, Bellmore - Yes, Mayack - Yes, Pachulski - No, Motion passes.

Open Comments: None

Adjournment:

Motion by Bellmore, seconded by Pachulski to adjourn at 8:51pm.
Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary

Proposed