

Rutland Charter Township Planning Commission Meeting

Wednesday July 2, 2024 at 7pm

Roll Call Members Present:

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

Others Present:

Tom Alderson, Sean Thompson, John and Donna Archer, Stacey Graham, Nickie Haight

Approval of Agenda:

Motion by King, seconded by Bellmore, to approve the agenda for July 2, 2024. All ayes. Motion passes.

Meeting Minutes:

Motion by Haywood, seconded by Bellmore to accept the June 5, 2024 Meeting Minutes. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Mayack - Yes, King- Yes, Pachulski - Yes. Motion passes.

General Public Comment: None

Guests: None

Zoning Administrator's Report:

Graham has provided her report to the PC. Those items will be covered under New and Old Business. She tells the PC that the August PC Meeting will be held August 13.

Old Business:

Public Hearing: Site Plan Review and Special Land Use for an Auto Repair Shop Completely Contained within a Building in the Mixed Use District (MUD) by applicant John Archer, 846 Cook Rd, Hastings

Graham has given the PC members copies of emails of concern from Tom Alderson and Sue Kolanowski.

King goes over last month's discussion. He says the Archers still do not have everything they need on the site plan and therefore he does not believe the PC can make a decision. Bellmore agrees the Archers have not included details or answers on all the standards the PC must look at. Mayack explains to Archer that all of the bold print on Planner Harvey's report must be answered or completed before the PC can make a determination.

Archers ask why they cannot have their own trailers and RVs parked by the business in MUD but will park them on the residential lots instead.

Graham asks for the hours of operation and Archer says M-F 8 am-5 pm and he will work on his personal vehicles on the weekends.

Motion by Bellmore, seconded by Haywood, to postpone the site plan review and SLU until the August 13, 2024 Planning Commission Meeting, so that the applicant can collect everything still needed. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes. Motion Passes.

Update on Changing Minimum Parcel size in the Country Residential (CR) District to 1 acre

Graham tells the PC that the applicant, Les Raymond, has withdrawn his request. PC members discuss that the existing lot size changes may have been overlooked during the most recent Master Plan update and they feel it would be worth looking into making the necessary changes. Pachulski wants to make sure they try to understand what the intent was when the lot size was set years ago. King asks if Graham can look into some options and see what Harvey suggests. He says they will need to open the Master Plan and the Schedule of Regulations. The PC agrees that it does not need to be rushed, but asks Graham to add it back to the agenda in a couple of months.

New Business:

Site Plan Review: Barry County/Hastings City Airport General Aviation Terminal Facility Construction

Sean Thompson is representing Mark Noteboom for the Airport. He explains that the airport received a federal grant to replace the existing terminal. The new terminal will be similar in size as the existing one and only one tree will be removed. They will build the new terminal in the existing parking lot, and then tear down the old building to make a new parking lot. The FAA is not requiring this but the existing building was built in the 1900's and needs to be replaced.

Haywood asks why the township is involved in this project. Thompson says they want to be good neighbors and keep the township informed. He says things like lighting will already be regulated by the FAA. He says the funds will be about 90% from the Federal Government, 5% from the State, and 5% from the County government. The city and county will be responsible for that 5%, not RCT. However, there are parts of the project that are not covered by the grant, so the County government will be responsible for around 25% of the cost.

Motion by King, seconded by Pachulski, to approve the site plan review subject to MDOT and FAA standards and approvals. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes. Motion Passes.

Discussion on the Township Solar Ordinance

PC Members feel solar panels could impact soil and farmland. Some suggestions from the PC would be to find a way to use wetlands or use roofs of buildings and car ports for solar panels instead of farmland. Most PC members agree that RCT should maintain its own ordinance for under 50 megawatt solar farms in order to retain local control. They discuss the story in the Banner that said there were enough signatures obtained on the petition to have the issue be on the ballot in 2026. Pachulski wonders why Attorney Rolfe would suggest a RCT ordinance that differs from the County, when the webinar they watched said that they must be the same. Graham shares that the County is having a Public Hearing at Tyden Center on July 22nd at 7 pm because they made some final changes to the ordinance.

Open Comments: None

Adjournment:

Motion by Mayack, seconded by Bellmore to adjourn.

Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary