

Rutland Charter Township Planning Commission Meeting

Wednesday October 2, 2024 at 7 pm

Roll Call Members Present:

Larry Haywood, Steve Pachulski, Dan King, Brenda Bellmore, Marti Mayack arrives at 7:07pm

Others Present:

Gene Hall, Dale Svihl, Stacey Graham, Nickie Haight

Approval of Agenda:

Haywood wants to correct the agenda day. Motion by Bellmore, seconded by Pachulski, to approve the agenda with the date correction for Wednesday, Oct 2, 2024. All ayes. Motion passes.

Meeting Minutes:

Motion by Pachulski, seconded by Bellmore to accept the August 13, 2024 Meeting Minutes. Roll Call Vote: Haywood - Yes, Bellmore - 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 also shares that the Mapleview Drive properties have asked for a special assessment to pave their roads. They have enough signatures and the township engineer is in the process of reviewing the request.

Old Business:

Public Hearing: Zoning Text Amendment to Clarify Setback Definitions and Schedule of Regulations

King opens the public hearing at 7:05 pm and asks for public comment, there is none, so he closes the public hearing at 7:06 pm. He asks for PC discussion and there is none.

Motion by Pachulski, seconded by Haywood, to approve the Zoning Text Amendments to clarify setback definitions and schedule of regulations and to send it to the RCT Board for First Reading on October 9. Roll Call Vote: Haywood - Yes, Bellmore - Yes, King - Yes, Pachulski - Yes. Motion Passes.

Public Hearing: Zoning Text Amendments to Clarify Definitions of Solar and Essential Services:

Mayack opens the public hearing at 7:07 pm and asks for public comment, there is none, so he closes the public hearing at 7:08 pm. He asks for PC discussion. Haywood is disappointed that the state has taken control of the larger solar farms from local government. The PC agrees it is unfortunate they will not have a say.

Motion by King, seconded by Bellmore, to approve the Zoning Text Amendments to clarify definitions of solar and essential services and to send it to the RCT Board for First Reading on October 9. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes. Motion Passes.

Set Public Hearing for Zoning Text Amendments to Mixed Use District (MUD) for November 6, 2024

Graham says updates have been proposed for the MUD standards and they have worked with Attorney Rolfe to provide a draft to the PC. Graham asks that they decide if it is ready for a public hearing. PC members want to know where the new numbers came from. Gene Hall says Meijer went through any RCT ordinances that would apply to their project and these are the changes they would like to see. The Clerk and RCT employees went through the suggested changes to make sure they were reasonable. Graham says the new changes for Meijer do not need to be changed in the Master Plan. Graham also reminds the PC that the RCT Board has already voted unanimously to not enter into a 4th Urban Services Agreement with the City of Hastings.

Graham asks Hall to share what the board discussed. Hall says the board will not enter an agreement that involves property being transferred to the City. He is hopeful the City will agree to the very reasonable agreement that RCT has given them. He says the impact of RCT losing the property tax income of 43 parcels would be too drastic. Hall says there has been a joint committee formed between RCT and the City that is working on a plan that will fit the needs of both sides without a transfer of property. He does understand that the City deserves compensation for their infrastructure and other growth that will happen due to Meijer coming into RCT.

Pachulski asks about the building height maximum. RCT has a max allowed height of 35 feet, but Meijer has changed it to 40 feet. Graham says she will get clarification. PC Members mention the decorative roofing that Meijer uses and assume that is why they need a higher roof max.

Haywood says the public thinks that RCT is holding up Meijer coming in. PC Members discuss their perception of the regional retail market.

Motion by King, seconded by Bellmore, to schedule a public hearing for Zoning Text Amendments to the Mixed Use District (MUD) for the November 6, 2024 Planning Commission meeting. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes. Motion Passes.

New Business:

Attorney Memo on Master Plan Amendments for Country Residential, Agricultural/Open Space and Medium Density Residential Districts & Schedule of Regulations

Graham notes this will change the required 3.2 acres in Country Residential (CR) to 1 acre. Mayack asks where the 3.2 acres came from originally and Haywood says it was a compromise and took into account the units of animals allowed. Graham says they will need to start the 42 day Master Plan public comment period before the change will be effective.

PC Members discuss farmland and development over the years. Some members have different ideas of how to better preserve farmland. Bellmore said they already made changes to the livestock ordinance months ago because they were wanting to help 4H kids. Haywood asks King if there have been problems in the City with allowing chickens and King says the only problem has been people keeping chickens without a permit.

Motion by Bellmore, seconded by Haywood, to commence the procedure to amend the RCT Master Plan pursuant to the Planning Commission's finding that 1) The plan content pertaining to the intended density

of development in the Open Space/Agricultural Preserve, Country Residential, and Medium Density Residential land use classifications is not consistent with the density of development presently intended for those land use classification and the corresponding zoning districts in the Rutland Charter Township Zoning Ordinance; 2) The Master Plan Table of Contents, and the text page headers for pages 56-79 , are incorrect and ought to be corrected; 3) The text amendment recommendations of the Township Attorney with respect to all of the foregoing in a Memorandum dated September 18, 2024 are approved by the Planning Commission for consideration pursuant to the master plan amendment process required by the governing statute, and the Township Attorney is directed to commence and proceed with that process. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Mayack - Yes, King - Yes, Pachulski - Yes. Motion Passes.

Open Comments: None

Adjournment:

Motion by King, seconded by Bellmore to adjourn at 7:54pm
Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary

PROPOSED