

# Rutland Charter Township Planning Commission Meeting

Wednesday, April 2, 2025 at 7pm

## Roll Call Members Present:

Larry Haywood, Steve Pachulski, Dan King, Brenda Bellmore, Jennifer Hayes

## Others Present:

Jason Watson, Stacey Graham, Rebecca Harvey, Jacob Rohe, Amy Mouzinski, Kristina Porritt, Todd Porritt, Vince Porritt, Bryan Porritt, Linda Porritt, John Hauschild, Fire Chief Mark Jordan, Byrne Harmon, Nickie Haight

## Approval of Agenda:

Graham would like to add "Discuss proposed MUD text amendments" to Old Business. Motion by Bellmore, seconded by Haywood to approve the April 2, 2025 meeting agenda with one addition. All ayes. Motion passes.

## Meeting Minutes:

Motion by Haywood, seconded by Bellmore to accept the March 5, 2025 Meeting Minutes. Roll Call Vote: Haywood - Yes, Bellmore - Yes, King- Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

## General Public Comment: None

**Guests:** Graham asks the public to sign in. King introduces Rebecca Harvey - township planner and Mark Jordan - fire chief.

**Zoning Administrator's Report:** Graham notes that a copy of her report is provided in tonight's packet.

## New Business:

### **Site Plan Review - Yankee Bill's Wood Fire Saloon Restaurant Rebuild (Todd and Kristina Porritt - 606 S. Whitmore Rd, Hastings)**

King explains this is a site plan review and not a public hearing. Harvey reviews her report with PC members and explains what they need to do for a site plan review. There are standards that must be met that the PC cannot change like setbacks, however, the design facade, landscaping, and dumpster location are things the PC could approve modifications to.

Byrne Harmon from FCC Construction explains the project. The health department, road commission, fire department, drain commission, township engineer and township attorney have reviewed the project. Harmon responds to each issue raised in Harvey's report. Harmon tells Fire Chief Jordan they are working on the fire suppression hook up. Kristina Porritt clarifies that the take out door is not a drive thru, it is just a side door where customers can grab their orders without coming into the main entrance.

King explains that the applicant will either have to comply with the 30 foot parking lot setback on the parking on the southern property line or get a variance from the ZBA. He explains that is not something the PC can approve.

Pachulski clarifies with Harmon that they are not using the existing foundation, it will be all new.

Motion by Bellmore, seconded by Haywood, to approve the FCC site plan for Yankee Bill's Woodfired Saloon based on the following conditions:

- Compliance with the 30 foot parking lot setback on the south/residential border or request variance from ZBA
- Accept lot coverage of 58%
- Accept building facade
- Proposed dumpster location approved
- Compliance with lighting standards to be verified by Zoning Administrator Graham
- Driveway is approved by the Barry County Road Commission

Roll Call Vote: Haywood - Yes, Bellmore - Yes, King- Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

## **Old Business:**

### **Discussion of Noncommercial Livestock in Residential District**

PC members agree they have time to work on the 4H issue, but should deal with chickens now. King notes the city allows chickens on ¼ of an acre. He says the city code enforcement officer often follows up on complaints stemming from residents not obtaining a permit to have chickens. Most members of the PC believe RCT should not be more restrictive than the city. Pachulski does not want to be pressured into allowing chickens just because the city does. Watson says the state may pass a bill regulating the matter. Pachulski asks if that bill is close to passing, Watson says it is in development. Members discuss that they can include some standards and still be able to keep control. Harvey recommends setting RCT's own standards even if the state is planning to take it over. She says there will be some standards that RCT would still have a say in. King asks Harvey and Graham to work on a draft ordinance to allow chickens in residential districts based on housing density.

### **Discussion on Proposed MUD Text Amendments**

Graham says the PC members have had the proposed text amendments to review and make notes of any changes they would like to see. Hayes questions the need for a 5 acre parcel in a non-sewer district. Haywood wonders why they need to have lot coverage standards and Harvey says those are set for storm water run-off. Harvey says the PC has modified several standards in the MUD during the site plan review process so maybe the standards are too strict. Pachulski says that makes him question why they were set that way to begin with. Harvey believes the disconnect is happening because the Master Plan vision has changed. King says the vision for RCT has shifted away from wanting a walkable downtown area. The PC would like the board to know that they have reviewed and understand the desired outcome for these ordinances and the Master Plan. They have also discussed and understand the shift that the board would like to see. They agree that revisions are needed and they intend to look at the board's proposal plus reports from Harvey and Rolfe. They generally agree that a comprehensive update to the MUD is needed. Harvey says that she can write up a draft for the PC to consider at their May meeting.

**Open Comments:** None

## **Adjournment:**

Motion by Bellmore, seconded by King, to adjourn at 9:05 pm

Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary