

Rutland Charter Township Planning Commission Meeting

Wednesday May 5, 2021 at 7pm

Members Present:

Stacey Graham, Brenda Bellmore, Larry Haywood, Dan King, Jim Blake

Others Present:

Steve Pachulski, Sophie Bates, Chris McGuire, Emily Publitz, Gene Hall, Les Raymond, Larry Watson, Brad Kotrba, Nickie Haight

Approval of Agenda:

Haywood adds Brad Kotrba (Master Plan) to the agenda. Motion by Graham, seconded by Blake to approve the agenda for May 5, 2021, with one addition. All ayes. Motion passes.

Meeting Minutes:

Motion by Blake to accept the April 7, 2021 Meeting Minutes, second by Bellmore. Roll Call Vote: Graham - Yes, Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

General Public Comment:

None

Guests:

None

New Business:

Public Hearing for Special Land Use for Culver's Drive-Thru

Haywood opens the public hearing. Raymond says the PC members have an updated map. He says Culver's was turned down for a drive on M37, so the only access will be on Green St. Haywood asks if that will work and Raymond says yes.

PC members discuss the signage package that all PC members were given. Raymond says he does not see an issue with it.

Raymond says the SLU approval was waiting on two things: approval of the signage package and MDOT deciding on the M37 drive. King points out that the approval they voted on at the April PC meeting said that it was approved based on staff approval. Which means Raymond can make the decision.

Graham points out that "Watch Tower" is a type of electronic sign. Blake asks about the 20ft pilon and Raymond says it conforms.

King asks how many cars can be stacked in the drive thru. McGuire says there could be up to 26 cars and if there are more than that, they will be wrapped in the parking lot to avoid traffic backups on Green St. McGuire also shares that indoor seating capacity is 102.

Graham asks if Green St. will be widened and McGuire answers that it will need to be and they are seeking approval for that from the Highway Commission.

Haywood opens the meeting to public comment at 7:23pm. There is no public comment, so Haywood closes the public comment section of the public hearing.

King makes a motion, seconded by Blake to approve the Special Land Use Permit for the Culver's drive thru based on Administration approval of the signage proposal.

Roll Call Vote: Graham - Yes, Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

Brad Kotrba - Master Plan Update

Kotrba displays the two maps he has been working on. He and the PC discuss the two CR categories. One is open space and the second has a residence on it. Most PC members would like to see the old way and use the same colors as maps they are used to

looking at on the Existing Land Use Map. Although they would like to see more details and more categories on the Future Land Use Map

The PC discusses mobile home parks and areas they would allow them. They think it is important to use the Master Plan as a way to steer future development. The PC members all understand that they cannot go against Fair Housing Laws but they can attach stipulations on where trailer parks are allowed in RCT.

Raymond and Kotrba will work on the map colors and get the finished map out to PC members. Hawthorne will also print copies.

Old Business:

Marijuana Ordinance Discussion

Bellmore and Haywood attended the workshop put on by Rebecca Harvey and Craig Rolfe for the board and PC members. Haywood thinks the only safe thing to do is to opt out. Raymond says the PC still has to write the ordinance and the board will decide to opt in or stay opted out. He says the board will decide on the amounts, districts, and selection criteria. Haywood says the only options are FCFS with no limits and to let the market and zoning decide how many or to stay opted out. Haywood asks Raymond what the PC's job is on this. Raymond says to review the draft ordinance that Harvey has written and make notes of any changes they want made. Raymond says he will get Harvey's PowerPoint presentation out to the board and PC members.

Zoning Administrator Report:

None

Open Comments:

Raymond mentions that the City of Hastings passed an ordinance to allow chickens in some areas within the city limits. King points out that city residents would need a permit and to follow several other stipulations. Raymond says he has received phone calls from RCT residents who want to have chickens allowed in MDR. He asks the PC and will ask the board to consider it. King says he will send a copy of the city ordinance to Raymond so he can see how they are handling it.

Adjournment:

Motion by Bellmore to adjourn, second by Blake. All ayes.

Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary