

Rutland Charter Township Planning Commission Meeting

Wednesday September 1, 2021 at 7pm

Members Present:

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

Others Present:

Jean Gallup, Gene Hall, Rob Reploka, Rachel Miller, Jordan Chapman, Steve Pachulski, Dale Svihl, Les Raymond, Nickie Haight

Approval of Agenda:

Raymond adds 3 guests that are here to speak about the Save-A-Lot location. Motion by Blake, seconded by Bellmore to approve the agenda for September 1, 2021 with the additional guests. All Ayes. Motion passes.

Meeting Minutes:

Motion by Blake to accept the August 4, 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

Zoning Administrator's Report

None

New Business:

View proposed drawings of project at the old Save-A-Lot location

Rob Reploka, Rachel Miller, and Jordan Chapman are here to answer questions about the Save-A-Lot project. Reploka says he is the engineer for the project which is 3.4 acres in mixed use area. He says the plan is to use the existing footprint and curbing, but the existing building will be torn down. They will replace it with 2 buildings that will house 4 businesses. They will be drive throughs, small offices, or restaurants. They are working with MDOT, BCRC, and the M37 Corridor committee on the entrance and exits and will complete the site plan once those details are available. Miller says they plan to come back on the 4th for the formal site plan review. Blake asks what businesses will be there. Miller responds that Starbucks has committed and there are a cell phone and optical store interested.

Raymond says he would like to do the SLU and site plan review in October. Miller says the purchase is contingent on the approval of their plans. Blake is already concerned about the impact Culver's will have on the traffic flow and thinks this could cause a bigger issue. Reploka says that is what the road committees are working on.

King makes a motion to set the public hearing and SLU for the October PC meeting, second by Graham. Roll Call Vote: Graham - Yes, Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes. Haywood comments that turning the angle of the buildings would help traffic flow better.

Old Business:

Discuss expanding LI (Light Industrial) district on future land use map only, not rezoning

Raymond explains that he and some board members think RCT is lacking LI areas. He says there is some serious interest in the two properties just before D&S. He says there is also a triangle of land that should have been LI all along but was missed in previous master plans. Haywood says it totals around 39 acres. Raymond says this is something that the township can look into further.

Master Plan - Make a motion to send MP to the Township Board

Blake has items he would like to discuss before sending the MP to the board. He wants to move on the opportunities available for getting sewer to Algonquin Lake. He would like a change made to the MP on page 58 under #6, he wants it to say 1-5 or 1-10 years instead of 10-20 years. He feels that plan was made a long time ago and it is time to start working on it. He says there is federal money that could be available for this type of thing. He knows the Barry Community Foundation is accepting applications for a grant right now. He would like to start a committee that he volunteers to chair. Blake points out to Raymond on the MP map where changes are needed.

Bellmore says Carter Lake is also a factor in a project like that for Algonquin. She says since there are few houses on Carter, they would struggle with who would pay to get sewer there. She also mentions Leach and Middle Lakes. King says there are other logistics and it would require another Urban Services Agreement. He says there would be many moving parts in an agreement with the city. Raymond and King explain that this does not have to be in the MP in order for the work to happen.

Blake makes a motion to change #6 under Plan Assumptions on page 58 of the Master Plan to 1-10 years, second by Graham. Roll Call Vote: Graham - Yes, Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

Bellmore makes a motion to send the Master Plan draft to the Township board for 1st reading , second by King. Roll Call Vote: Graham - Yes, Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

Open Comments:

Raymond says they will probably have the site plan review for Carl Algera in October.

Adjournment:

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

Meeting Adjourned 7:50pm. Submitted by Nickie Haight, Recording Secretary