

Rutland Charter Township Planning Commission Meeting

Wednesday January 4, 2023 at 7pm

Members Present:

Larry Haywood, Jim Blake, Dan King, Brenda Bellmore

Members Not Present:

Marti Mayack

Others Present:

Steve Pachulski, Steven Storrs, Stacey Graham, Nickie Haight

Approval of Agenda:

Motion by Haywood, seconded by Bellmore to approve the agenda for January 4, 2023. All Ayes. Motion passes.

Meeting Minutes:

Motion by Haywood, seconded by King to accept the December 7, 2022 Meeting Minutes. Roll Call Vote: Haywood - Yes, King - Yes, Blake - Yes, Bellmore - Yes. Motion passes.

General Public Comment:

Guests: none

Zoning Administrator's Report:

Graham has provided her report to the PC and her report is attached.

She asks if the PC would like to have Planner Rebecca Harvey at the Special PC Meeting on January 18th. The PC agrees they do not need her to be present as they have been through this process recently. The PC discusses that this special meeting is for a new applicant but in the same strip mall that a previous applicant was interested in.

Graham encourages the PC to let her know if there are issues they would like to see her address in 2023. Blake would like to see the Zoning Enforcement Officer's report that is given to the board monthly.

New Business:

Text Amendment to allow crop farming and/or agricultural activities to take place in the Light Industrial (LI) Zoning District pursuant to State of Michigan Department of Agriculture & Rural Development (MDARD) Generally Accepted Agricultural Management Practices (GAAMPS)

Graham explains that this is a similar change as the preschool and residential changes the PC just approved, in that the RCT laws should match the state laws since the state law is going to supersede the township law.

Haywood agrees that the township does not need to worry because the state laws would not allow certain agricultural uses due to the proximity to other properties and homes.

The PC discusses the differences between Attorney Rolfe's short and broad versions. Haywood is concerned that if they adopt the shorter version, residents may complain about spreading manure on crops and there would be nowhere in the ordinance that says a crop farmer is allowed to do that. Other PC members believe this is an accepted practice for crop farmers and would be an acceptable use.

Haywood also brings up the residents that were present at last month's public hearing that wanted to build or expand a home on that property, and they would not be allowed to do that if their property was rezoned to LI. He wonders why that is not being addressed tonight. He also asks how the PC got to the point that they were going to rezone property when the request did not come from the resident. Graham and Bellmore explain that the issue was brought to RCT 4 years ago by a resident, and that RCT was trying to avoid having the residents pay for the change. They remind Haywood that the rezone has been on the PC's agenda for the last few months and the PC voted to send it to first reading and then to second reading and adoption.

Motion by King, seconded by Bellmore to have Attorney Rolfe draft a text amendment to add crop farming as a permitted use in the LI Districts. Roll Call Vote: Bellmore - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion Passes.

Old Business

Open Comments:

Graham reminds the PC that there is a Special Meeting on January 18.

Adjournment:

Motion by Bellmore, seconded by Haywood to adjourn at 7:29pm.
Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary