

Rutland Charter Township Planning Commission Meeting

Wednesday October 5, 2022 at 7pm

Members Present:

Larry Haywood, Jim Blake, Marti Mayack, Dan King

Members Not Present:

Brenda Bellmore - excused

Others Present:

Larry Watson, Gene Hall, Stacey Graham, Steve Pachulski, Dennis Redman, Lee Wieringa Expo Center, Nickie Haight

Approval of Agenda:

Graham asks to add an item under Old Business on the agenda - Discuss rezoning of CR to LI in the LI district. Motion by King, seconded by Mayack to approve the agenda for October 5, 2022, with one addition. All Ayes. Motion passes.

Meeting Minutes:

Motion by Blake to accept the September 7, 2022 Meeting Minutes, second by Mayack. Roll Call Vote: Mayack - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

General Public Comment: None

Guests: None

Zoning Administrator's Report:

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

New Business: None

Old Business:

Public Hearing - Text Amendment to clarify lake lot corner lot definitions:

Graham explains that this amendment is just a clarification to the existing ordinance. She says Attorney Rolfe has made the amended text. There is no public discussion.

Public Hearing - Text Amendment pertaining to child daycare land uses:

Graham explains that due to a change in state law, RCT has to update the ordinance. There is no public discussion.

King makes a motion, seconded by Mayack, to send both of the above text amendments on to the township board for first reading. Roll Call Vote: Mayack - Yes, Haywood - Yes, King - Yes, Blake - Yes. Motion passes.

Discuss Tentative Text Amendment to Provide for Outdoor RV Storage in the Light industrial (LI) District:

Haywood says this is to make sure outdoor storage is not in the front of the building. Blake says they should consider doing this for all storage uses in RCT, not just storage facilities in the LI district. He says the Algonquin Lake Storage is storing things like boats and RVs out front and also did not put in a buffer that is required. Graham will get more information. The PC decides to table the discussion until the November meeting. Watson agrees.

Discuss Tentative Text Amendment for an Electronic Message Board for the Barry Expo Center in the Agricultural Preserve/Open Space (AG/OS) District

Graham explains that the Barry Expo Center will need a Special Exception Use. Lee from the Expo Center explains that they want to install a new electronic message board. It will be: 450 feet east from where the existing sign sits, further away from the new development, about the same size as the sign at the First Presbyterian Church on M37, 2 sided, ground mounted, about 4x8 ft, and sit back further from the road than the existing sign. He says they can brighten or dim it as needed, and they plan to advertise for their own events so there will be fewer changes than some message boards. They are using United Sign Company. He says the existing sign is 28 years old and that this new message board is very important for the Expo Center. He shares that they are responsible for their own costs and do not get help. He also says that Middleville has 14 of these types of message boards.

Discuss adding Barry Expo Center as a Special Exception Land Use in (AG/OS)

This is needed only because of the proposed change to the sign.

King makes a motion, seconded by Blake, to set a public hearing to examine the electronic message board in the AG/OS district as a special exception use, as well as reviewing the text amendment addition to the AG OS to include the fair use and the Barry Expo Center as a SLU in AG OS All ayes. Motion passes.

Discuss Rezoning a Plot of CR to LI in the LI District:

Graham explains to the PC that this change is for land zoned CR around the LI district that probably should have been LI all along. The PC, Graham, and Watson discuss the exact area. Graham will get clarification on the exact area. King asks about neighbors being affected and Graham says they are for the change.

King makes a motion, seconded by Blake to set the public hearing for the rezoning of a section of CR changing to LI at the November meeting. All ayes. Motion passes.

Open Comments: None

Adjournment:

Motion by Mayack to adjourn at 7:38pm.

Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary