

# Rutland Charter Township Planning Commission Meeting

Wednesday July 5, 2023 at 7pm

## Members Present:

Larry Haywood, Marti Mayack, Brenda Bellmore

## Members Not Present (Excused Absence):

Dan King, Jim Blake

## Others Present:

Ryan and Katrina Davis, Stephanie Frien, Holly and Tate Kidder, Stacey Graham, Gene Hall, Nickie Haight

## Approval of Agenda:

Motion by Haywood, seconded by Bellmore to approve the agenda for July 5, 2023. All Ayes. Motion passes.

## Meeting Minutes:

Motion by Haywood, seconded by Bellmore to accept the June 7, 2023 Meeting Minutes. Roll Call Vote: Haywood - Yes, Mayack - Yes, Bellmore - Yes. Motion passes.

## General Public Comment:

Stephanie Frien is running a horse rescue with her sister, Holly Kidder, in RCT. They are zoned CR and assumed they could have animals. They are also interested in building a home and pole barn. They are currently living in campers on their land. She asks the PC members a lot of questions about why they are not allowed to have their six horses. She asks specifics on regulations and ordinances. The PC members explain that RCT is a zoned community and there are ordinances in place that have to be followed. Mayack encourages Frien to come into the township offices and sit down with the Supervisor and Zoning Administrator. Frien and Kidder are both unhappy with the conversations they have already had with RCT employees. Graham comments that these residents have been libelous toward RCT and the employees on social media and have not been willing to work towards being in compliance with the Township Zoning Ordinance.

Ryan Davis is a RCT resident with chickens in the MDR district. He says his chickens are quiet and they do not have a rooster. He is being asked to get rid of the chickens due to a neighbor complaint. He says the neighbor has always been a problem. Davis says that he told Rick Argo and Larry Watson to never come back on his property. He says they scared his kids, made rude comments, and were sneaking around. Mayack says the ordinances and regulations are in place for a reason. Mayack and Graham share that the only way the township knows that someone is not following the ordinances, is by complaint. Graham says chickens are not allowed in MDR. Davis asks why other residents have them and are not being asked to get rid of them. Graham states RCT follows up on all complaints. Graham says she will ask Dan King how the City of Hastings handles chicken permits.

## Guests:

None

## **Zoning Administrator's Report:**

Graham has provided her report to the PC and her report is attached. She says highlighted items will be covered in the agenda.

## **New Business:**

### **Initiate Master Plan Amendment Process for Three Master Plan Amendments**

Graham explains that the YMCA is asking for their newly purchased land on Iroquois Trail to be rezoned to the PRC District. The land is zoned Institutional/Public Use according to the FLUM. The PC discusses that Brad Kotrba, from Williams & Works, neglected to make these changes in 2021 when he did the Master Plan update. The PC is disappointed that the work Mr. Kotrba was asked to do was not done and now the township is having to spend money to make these corrections. Graham says this motion will correct the issue. Motion by Bellmore, seconded by Haywood to initiate the Master Plan amendment process on the 3 master plan amendments recommended by the Township Attorney on page 3 of his June 12, 2023 memorandum, and direct the Township Attorney to proceed accordingly with the pre-public hearing steps of that process and the noticing of a public hearing thereon at the September 6, 2023 meeting. Roll Call Vote: Haywood: Yes, Bellmore - Yes, Mayack - Yes, motion passes.

### **Review Tentative Text Amendment Pertaining to a Proposed New Institutional/Public Use (I/PU) District**

The PC discusses that this is also needed to accommodate the FLUM and the changes that the YMCA has requested.

### **Set Public Hearing for September 6, 2023 for the Text Amendment establishing the Institutional/Public Use (I/PU) District**

Motion by Haywood, seconded by Bellmore to set a public hearing for September 6, 2023 for the Text Amendment establishing the Institutional/Public Use (I/PU) District. Roll Call Vote: Haywood: Yes, Bellmore - Yes, Mayack - Yes, motion passes.

### **Set Public Hearing for September 6, 2023 for Zoning Ordinance and Zoning Map Amendments**

Motion by Bellmore, seconded by Haywood to direct the Township Attorney to proceed with the noticing of a public hearing at the September 6, 2023 meeting on the related amendments of the Zoning Ordinance and the Zoning Map as recommended by the Township Attorney on pages 3-4 of his June 12, 2023 memorandum. Roll Call Vote: Haywood: Yes, Bellmore - Yes, Mayack - Yes, motion passes.

### **Set Public Hearing for September 6, 2023 for YMCA Special Land Use (SLU) and Rezoning**

Motion by Haywood, seconded by Bellmore to set a public hearing for September 6, 2023 for the YMCA SLU and Rezoning. Roll Call Vote: Haywood: Yes, Bellmore - Yes, Mayack - Yes, motion passes.

## **Old Business:**

### **Review Tentative Text Amendment Pertaining to Accessory Dwelling Units**

The PC reviews the tentative text amendment on ADUs and the Board has also discussed it. Haywood does not think there should be a deed restriction requiring one of the occupants to be the owner. Bellmore says the board wants that included to avoid short term rental situations. Hall states it is not practical to have this restriction. The PC members are concerned about the owner passing away and the family will have

difficulty settling the estate if there is a deed restriction in place. The PC members ask Bellmore and Hall to have this discussion with the Board and let them know the PC's concerns.

**Open Comments:**

Stephanie Frien says that she used to live in Thornapple Township which would not allow them to live in an accessory building due to perceived decline in property values. She comments that housing is such an issue that government should do what it can to increase access to housing.

**Adjournment:**

Motion by Bellmore, seconded by Haywood to adjourn at 7:58pm.  
Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary