

Rutland Charter Township Planning Commission Meeting

Wednesday, November 6, 2024 at 7 pm

Roll Call Members Present:

Larry Haywood, Steve Pachulski, Brenda Bellmore, Marti Mayack

Members Absent: Dan King (excused)

Others Present:

Gene Hall, Jon & Mandy Dutter, Stacey Graham

Approval of Agenda:

Motion by Pachulski, seconded by Bellmore, to approve the agenda for November 6, 2024 with one addition under "New Business" titled Set Public Hearing for MUD Text Amendments to Landscaping and Signage. All ayes. Motion passes.

Meeting Minutes:

Motion by Pachulski, seconded by Haywood to accept the October 2, 2024 Meeting Minutes. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Pachulski - Yes. King - Absent. Motion passes.

General Public Comment: None

Guests: None

Zoning Administrator's Report:

Graham reviewed her written report with the PC.

New Business:

Public Hearing: Special Land Use for the Keeping of Animals on a Non Commercial Basis at 576 Hammond Road, Hastings

Mayack opens the public hearing at 7:07 pm and asks for public comment. Mr. and Mrs. Dutter present their case on Sunshine Farm Animal Rescue (SFAR) which is being operated in memory of their son, Ethan, who passed away in June, 2022 in a car accident. SFAR has been in operation since June, 2023. They currently have 50 animals on the premises. There is no further public comment. There is one letter of support for the operation. Mayack closes the public hearing at 7:18 pm. PC reviews and contemplates the 9 standards for SLU approval. Haywood mentions some past problems with animal noise and loose feral pigs. PC notes the amount of animals being kept exceeds what is allowed by ordinance. PC asks the Dutters if they are leasing any land from the City of Hastings/Hammond Hill Park and they state they are not using any land but their own for their operation.

Motion by Pachulski, seconded by Haywood, to approve the SLU for Sunshine Farm Animal Rescue on the condition that it meet all standards within Ordinance 220-5-3, H 1-5. The Dutters have until 1/1/25 to

confirm compliance. Roll Call Vote: Haywood - Yes, Mayack - Yes, Bellmore - Yes, Pachulski - Yes. King: Absent. Motion Passes.

Public Hearing: Zoning Text Amendments to Mixed Use District (MUD)

Mayack opens the public hearing at 7:43 pm and asks for public comment, there is none, so he closes the public hearing at 7:43 pm.

PC decides changing the entire Township ordinance for one big box store is unnecessary. They prefer to address deviations from the ordinance on a case by case basis, using the SLU and SPR processes.

Motion by Bellmore, seconded by Mayack, to reject the Zoning Text Amendments to the MUD. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Mayack - Yes, Pachulski - Yes. King – Absent. Motion Passes.

Set Public Hearing for MUD Text Amendments to Landscaping and Signage:

PC decides changing the entire Township ordinance for one big box store is unnecessary. They prefer to address deviations from the ordinance on a case by case basis, using the SLU and SPR processes.

Motion by Bellmore, seconded by Mayack, to reject setting a public hearing for the Zoning Text Amendments to the MUD Landscaping and Signage. Roll Call Vote: Haywood - Yes, Bellmore

Set Public Hearing for Master Plan Amendments:

Motion by Mayack, seconded by Bellmore, to set Public Hearing for December 4, 2024 PC Meeting for Master Plan Amendments to CR, AG/OS and MDR Districts. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Mayack - Yes, Pachulski - Yes. King – Absent. Motion Passes.

Old Business: None

Open Comments: None

Adjournment:

Motion by Bellmore, seconded by Haywood to adjourn at 8:07 pm. Meeting Adjourned.

Submitted by Stacey Graham, Zoning Administrator