

# Rutland Charter Township Planning Commission Meeting

Wednesday, December 4, 2024 at 7pm

## Roll Call Members Present:

Larry Haywood, Steve Pachulski, Dan King, Brenda Bellmore

King will run the meeting and thanks Mayack for his time on the PC and congratulates him on his new position as Township Supervisor.

## Others Present:

Gene Hall, Les Raymond, Marti Mayack, Marge Faber, Stacey Graham, Nickie Haight

## Approval of Agenda:

Graham notes that there is a zoning text amendment to the Country Residential District included in tonight's public hearing. Motion by Bellmore, seconded by Pachulski to approve the December 4, 2024 meeting agenda with one addition. All ayes. Motion passes.

## Meeting Minutes:

Motion by Haywood, seconded by Bellmore to accept the November 6, 2024 Meeting Minutes. Roll Call Vote: Haywood - Yes, Bellmore - Yes, King- Yes, Pachulski - Yes. Motion passes.

## General Public Comment: None

**Guests:** Graham asks the public to sign in on the back table.

## Zoning Administrator's Report:

Graham has provided her report to the PC. She also shares that the Township Attorney has informed us that Morgan Haley is ineligible to serve on the Planning Commission because she is a RCT employee.

## New Business:

### Set 2025 Planning Commission Meeting Schedule by Resolution

Haywood says he will not be able to attend the PC meeting on May 7th. Graham and King say he will be marked as excused.

Motion by Bellmore, seconded by Pachulski, to approve Resolution #2024-016 setting the Planning Commission meetings in 2025. Roll Call Vote: Haywood - Yes, Bellmore - Yes, King - Yes, Pachulski - Yes. Motion Passes.

### Elect 2025 Planning Commission Officers

Motion by Haywood, seconded by Bellmore, to continue with the 2024 slate of officers and postpone officer election until they have a full commission. Roll Call Vote: Haywood - Yes, Bellmore - Yes, King - Yes, Pachulski - Yes. Motion Passes.

## **Public Hearing: for Master Plan Amendments to Country Residential, Agricultural/Open Space and Medium Density Residential Districts, and Zoning Text Amendments**

Graham explains that there are 2 zoning text amendments to change the minimum lot acreage in Country Residential to 1 acre. This public hearing also includes 6 Master Plan updates to clean up some obvious errors.

King opens the public hearing at 7:14 pm and asks for public comment. There is no public comment, so King closes the public hearing at 7:15 pm. King asks for Planning Commission discussion.

Haywood is happy to see the RCT Board supporting this change. He says farmland is quickly disappearing and these small steps make a big difference. King says the housekeeping items all make sense and the Master Plan has to be updated before the minimum lot size can be changed. Pachulski asks if the township had received any public correspondence during the 42 day period and Graham says there has been none.

Motion by Haywood, seconded by Bellmore, to send the Zoning Text Amendments to the RCT Board for first reading, and the Master Plan amendments to the RCT Board for final approval. Roll Call Vote: Haywood - Yes, Bellmore - Yes, King - Yes, Pachulski - Yes. Motion Passes.

## **Old Business:**

### **Review Zoning Text Amendments for Mixed Use District**

Graham explains that the board has sent this back to the PC for reconsideration and updates are warranted.

Haywood asks if these changes are for Meijer. Graham explains that the engineer that Meijer works with originally brought up the changes that would need to be made for any big box store to come into RCT. She also points out that RCT is trying to avoid exclusionary zoning.

King's concern is that the PC had no background information that there was work being done on a zoning ordinance. He would like to ask the board for transparency and possibly joint meetings between the PC and RCT Board in 2025. He warns that this kind of change can affect the entire county and wants to make sure enough time and research has been done before any changes are actually made.

Bellmore says the PC voted this down at their November meeting because they did not have sufficient time or information to pass it. King says these types of changes normally come from an applicant. He wonders if more changes will have to come as more entities become interested in the area.

Pachulski wants to thank the board for not just pushing this through the way it is, because they do have the authority to do that. He says the board also felt it would set a bad precedent. He says he still has too many questions to pass these amendments the way they are. Pachulski shares that he supports Meijer coming to RCT but does not want to make changes because Meijer told RCT to. He wants all big box stores to require a SLU so that they can be reviewed.

Graham says there are other changes in this text amendment that the PC may agree with. King says the PC needs to decide if this is something they want to work on going forward or if they want to turn it down again. The PC all feel there are changes that need to be made but are not sure where to begin. King asks Graham to research what other townships have done and bring example ordinance(s) for the PC to study.

The PC would like to have more time to do their homework and gain the knowledge they feel they need in order to make an informed vote. King feels growth should radiate from the City and proceed outward.

### **Open Comments:**

King wishes everyone a Merry Christmas and Happy New Year. He looks forward to working together in 2025.

### **Adjournment:**

Motion by Bellmore, seconded by Pachulski to adjourn at 7:55pm

Meeting Adjourned. Submitted by Nickie Haight, Recording Secretary