

Rutland Charter Township Planning Commission Meeting

Wednesday, June 4, 2025 at 7 pm

Roll Call Members Present:

Larry Haywood, Steve Pachulski, Brenda Bellmore, Jennifer Hayes

Roll Call Members Not Present:

Dan King - excused

Others Present:

Stacey Graham, Les Raymond, Dawn Hyatt, Gene Hall, Shawn Frisbie, Mike Webb, Melvin Waever, Ronald, Nickie Haight

Approval of Agenda:

Graham has 2 additions to the agenda tonight - Steve Pachulski report from the MTA seminar he attended and approval of the Joint Meeting minutes of March 31, 2025. Motion by Bellmore, seconded by Pachulski to approve the June 4, 2025 meeting agenda with 2 additions. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

Meeting Minutes:

Motion by Bellmore, seconded by Pachulski to accept the April 2, 2025 PC Meeting Minutes. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

Motion by Pachulski, seconded by Bellmore to accept the March 31, 2025 Joint Meeting - Meeting Minutes. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

General Public Comment: None

Guests: Graham asks the public to sign in.

Zoning Administrator's Report:

Graham says the PC has her report, there are copies on the back table, and those items will be discussed under new and old business. She presents updated information from the township planner and county drain commission that came to her today.

New Business:

Public Hearing: Special Land Use for Shawn Frisbie DBA Denali Homes Warehouse/Office located at 2419 W. State Rd, Hastings in the Airport Commercial Light Industrial (ACLI) Zoning District

Co-Chairperson Haywood opens the Public Meeting and opens the floor to Public Comment. There is no public comment, so Haywood closes the floor to public comment at 7:10 pm. Zoning Administrator Graham explains that Shawn Frisbie bought property on State Rd. and has plans to build a warehouse for storage and a show room for potential customers. Graham explains that Harvey wants the PC to look at 4 specific items listed in her report. There is no building there currently, the site plan includes adequate parking spots, hours will be 8am-5pm Monday through Friday or by appointment only, there will not be regular employees coming and

going, there will be no signage right now, and approval would have to be contingent upon submission of a storm water management plan and driveway permit. Frisbie presented a copy of his lighting plan and stated the driveway was approved in November of 2024, but he never picked the permit up. Zoning Administrator Graham read through the nine standards that Frisbie is required to meet for special land use approval. The PC noted several conditions that needed to be met. Motion by Pachulski, seconded by Bellmore to approve the SLU and Site Plan for Denali Homes Warehouse contingent on the following items: compliance with the lighting and landscaping plans, all barrier free standards met, and approvals from the fire department, submission of a storm water management plan to the township engineer, and a valid driveway permit. Hayes is concerned there is not room for fire or emergency vehicles to access the site. Frisbie explains that Hank Arens owns the land next to his and he will allow use of his property in case of an emergency. Haywood says the plan meets fire department requirements. Graham would handle any noncompliance. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

Public Hearing: Special Land Use for Michael Webb DBA Mustard Seed Greenhouse & Produce Sales located at 490 S M37 Hwy, Hastings in the Mixed Use (MUD) Zoning District

Co-Chairperson Haywood opens the Public Meeting and opens the floor to Public Comment. There is no public comment, so Haywood closes the floor to public comment at 7:41pm. Webb shares that he is leasing the land from the land owner for 1 year. He would like to purchase the land but the owner will not sell for 5 years. The building at that location is in bad shape, but he does not want to improve the building until he owns it. Eventually he would like to include a bakery, but would need the building for that. He is currently having a couple of temporary produce stands built. He is using the existing footprint while they are leasing. Webb already has approval from the Drain Commissioner, Health Department, and Fire Department. He says he has no need for a dumpster and will just use a residential sized trash bin. He will be growing and selling plants, flowers, and produce during the spring and summer months. During the fall and winter seasons, they will grow and sell pumpkins, sweet corn, porch pots, mums, poinsettias, wreaths, and possibly Christmas trees. He may add more bays either this fall or next spring. The board discusses that Webb currently has a temporary 30 day permit and needs a SLU to continue his business past the 30 days. They point out that the SLU would stay with the land and not with the applicant. If a new lessee leases the land, they would have to get their own site planned approved. The PC is approving the usage of land. Graham will make sure the structures meet RCT's guidelines. Webb is looking forward to some day being on that land permanently and hopes to eventually come back in front of the PC members for approval to do that. Zoning Administrator Graham read through the nine standards that Webb is required to meet for special land use approval. The PC members unanimously found all nine standards to be met. Motion by Bellmore, seconded by Hayes to approve the Special Land Use for Michael Webb DBA Mustard Seed Greenhouse & Produce Sales located at 490 S. M37 Hwy, Hastings in the Mixed Use (MUD) Zoning District based on the applicant meeting relevant RCT Standards. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

Steve Pachulski Report: Pachulski attended Planning & Zoning training through the MTA in Kalamazoo on May 28 and provided an update from the conference. He notes that if a special land use is not listed, it is not allowed. He requests attorney review of this matter in light of Rutland's ordinance.

Old Business:

Chickens in Residential Districts Ordinance

PC members discuss options and most feel that they need to make a decision to send to the board. Members do not all agree whether chickens should be allowed in all residential districts or only in CR. Members also discuss the bird flu and how easily it can be passed around.

Motion by Hayes, seconded by Bellmore to allow chickens in the Country Residential District on parcels of one acre with the following restrictions: only 4 hens, no roosters, enclosed pen and no free range. Roll Call Vote: Haywood - Yes, Bellmore - Yes, Hayes - Yes, Pachulski - No. Motion passes.

Mixed Use District Ordinance

PC members discuss that there is a MUD ordinance in the JPC Ordinance book, but it is different from RCT's ordinance. Haywood asks Graham to prepare a report detailing the differences for the PC to discuss at a future meeting.

Open Comments:

Pachulski comments that receiving reports from Township Planner Harvey on the day of the meeting is not an acceptable timeframe for proper documentation review.

Adjournment:

Motion by Bellmore to adjourn at 9:15pm

Submitted by Nickie Haight, Recording Secretary