

# Rutland Charter Township Planning Commission Meeting

Wednesday, July 2, 2025 at 7pm

## Roll Call Members Present:

Larry Haywood, Steve Pachulski, Dan King, Jennifer Hayes

## Roll Call Members Not Present:

Brenda Bellmore - excused

## Others Present:

Stacey Graham, Gene Hall, John Archer and daughter, Nickie Haight

## Approval of Agenda:

Motion by Pachulski, seconded by Haywood to approve the July 2, 2025 meeting agenda. Roll Call Vote: Haywood - Yes, King - Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

## Meeting Minutes:

Motion by Haywood, seconded by Pachulski to accept the June 4, 2025 PC Meeting Minutes. Roll Call Vote: Haywood - Yes, King - Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

## General Public Comment:

John Archer explains that with the existing ordinances, he cannot split his land to build a house for his daughter. He is waiting to hear about an update to the zoning ordinance so he can get a permit. He does not want to pay the fees until he knows he will be able to proceed. Chairperson King tells Archer that PC members do not give a response for open comments. King says he will work with RCT staff and the zoning administrator to get answers for Archer. Archer says he has also looked into buying some land from Corewell Health.

**Guests:** None

## Board of Trustees Report:

Bellmore is not present, so RCT Board Trustee Gene Hall gives an update about BIRCH Fire and Ambulance changes. He says all 5 members of BIRCH have agreed to give funds towards buying a back-up ambulance. Hall explains that Mercy costs have gone up and there is no guarantee the current ambulance services will remain an option in the future. The RCT Board has approved up to \$50,000 for the new vehicle and accessories.

## Zoning Administrator's Report:

Graham says the PC has her report, and brings attention to the updated zoning map and the memo from Attorney Rolfe on SLU's.

## New Business:

### Set the Public Hearing for August 6: Text Amendment Changes to Allow Chickens in Country Residential (CR) District on Parcels of at least One Acre

Hayes does not recall her motion last month including only allowing 4 chickens. Graham and Haight confirm that was the motion. Haywood says if the CR resident has more land, they will use the animal units when figuring out how many animals they can have. Pachulski says he voted "NO" last month because he thinks 4 chickens and allowing chickens only in CR are both too restrictive. Graham says each permit will need an SLU and the township

would inspect the site and confirm compliance. King says the City of Hastings allows 4 chickens because of the density and smaller lots. Pachulski says 4 dogs and/or 6 cats are allowed now in RCT before a home is considered a kennel, so 4 chickens seems like a lot less than that. He does not want to pick a random number and not be able to justify the number when asked. Motion by Haywood, seconded by Hayes to set the Public Hearing for the August 6th PC Meeting, with the change from 4 chickens to 12 chickens allowed on 1 acre in CR only. Roll Call Vote: Haywood - Yes, King - Yes, Hayes - Yes, Pachulski - Yes. Motion passes.

## **Old Business:**

### **Review Mixed Use District Ordinance**

Chairperson King explains that the JPC will consider the site plan for the 425 for Meijer. He does not think the PC needs to proceed with any changes to its ordinance until the JPC works on it. He explains that the current 3 Urban Services agreements use the JPC for planning and zoning. Pachulski clarifies that the JPC would handle the ordinance only if RCT and the City of Hastings enter into a 4th Urban Services agreement. He says if the JPC follows RCT's Master Plan, then there may be a need to make changes to the MP. Graham says there are other parts in the township MUD ordinance that need to be updated and those would be held up if this is postponed. She says the PC could decide to just change the lot size and lot coverage requirements and wait on the rest. RCT is currently working under 2 ordinances (RCT and JPC) and it may be much more efficient to have just one. She asks if there is anything in the JPC ordinance that the PC members do not like. Haywood says the current RCT ordinance requires 5 acres of land in a non-sewer district which could take up valuable farm land. JPC's MUD ordinance allows for 1 acre in the non-sewer district and ½ acre with water and sewer which he and Hayes prefer. King assumes the JPC could make changes, if needed, by the end of 2025. PC members agree that the township MUD ordinance needs to be updated, but prefer to let the JPC guide the changes. The JPC will not be able to start the planning until the contract is signed for a 425 agreement.

## **Open Comments:**

John Archer tells the PC that Dakota Trail has several lots for sale that are all under 1 or 1.5 acres. He says if Meijer does come, housing will explode. He thinks lowering the 5 acre lot requirement in the non-sewer district of the MUD will benefit those that cannot afford 5 acres.

Pachulski asks if there is action needed on Rolfe's memo. King says staying the course is the best option. Pachulski says a note should be added where changes could be made, so those can be included in the next text amendment update. Haywood says Rolfe's memo states he can defend the current ordinance.

## **Adjournment:**

Motion by Pachulski, seconded by Haywood to adjourn at 8:08 pm.

Submitted by Nickie Haight, Recording Secretary