

Rutland Charter Township Planning Commission Meeting

Wednesday, August 6, 2025 at 7 pm

Roll Call Members Present:

Larry Haywood, Steve Pachulski, Dan King, Jennifer Hayes, Gene Hall

Others Present:

Stacey Graham, Nickie Haight

Approval of Agenda:

Motion by Haywood, seconded by Pachulski to approve the August 6, 2025 meeting agenda. All Ayes, Motion passes.

Meeting Minutes:

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

General Public Comment: None

Guests: None

Board of Trustees Report:

RCT Board Trustee and PC Liaison, Gene Hall has provided his report and gives a quick overview. He shares that attorney Rolfe noted that Supervisor Mayack is ineligible to continue serving on the JPC due to his role as supervisor. In addition, Hall was appointed Township Board Liaison to the Planning Commission replacing Brenda Bellmore. Updates were also given on the Meijer infrastructure and construction ordinance updates.

Zoning Administrator's Report:

Graham says the PC has her report and packet, and those items will be discussed tonight under new and old business. She offers to answer any questions.

New Business:

Public Hearing: "Text Amendment to the Keeping of Livestock/Chickens by Special Land Use in the Country Residential District"

Chairperson King opens the Public Meeting at 7:20 pm and asks for public comment. There is no public, so King closes the public hearing at 7:21 pm. King asks for discussion from the PC members. Haywood wonders about the emus that had been loose at a residence on Hammond Road, causing traffic safety issues and disrupting homeowners in the area. Graham will make a site visit to the aforementioned property. Motion by Haywood, seconded by Hayes to approve the text amendment to the keeping of up to twelve chickens and hens by Special Land Use in the Country Residential District on parcels of at least one acre in Rutland Charter Township and forward to the Board for first reading. Roll Call Vote: Haywood - Yes, King - Yes, Hayes - Yes, Pachulski - Yes, Hall - Yes. Motion passes.

Old Business:

Continued Discussion of Mixed Use District Lot Size and Maximum Lot Coverage

Hall provides PC members sample ordinances from other local municipalities. He reminds members that the PC decided last month to wait for changes to be made by the JPC so both ordinances would align. PC members discuss existing lot sizes, lot coverage and setbacks, as well as how possible changes might not match the Master Plan. Hayes thinks that each situation should be looked at separately. Haywood points out that there are very few MUD properties left in RCT and he believes it is more appropriate to concentrate on setbacks instead of the percentage of lot coverage. PC members discuss that there are several changes needed to the MUD ordinance and that some could be passed now, while they could wait on some. Graham points out that it is less expensive to make the changes all together, however she does have a couple of residents asking about lowering minimum lot size requirements in the MUD. Planning Commission members agree that lowering lot size requirements from 5 acres to 1 acre makes sense, and they want setback requirements to dictate lot coverage. PC members also want to start a new list of possible changes in the MUD ordinance. This list can be considered, and possibly all changed at one time, once the JPC decides on the changes they will make for their own MUD ordinances.

Open Comments: None

Adjournment:

Motion by Hall, seconded by Pachulski to adjourn at 8:19 pm.

Submitted by Nickie Haight, Recording Secretary