

Rutland Charter Township Planning Commission Meeting

Wednesday, February 4, 2026 at 7 p.m.

Roll Call Members Present:

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

Members Absent: None

Others Present:

Stacey Graham, Carl Algera, Kearan Tolles, Mr. Johnson

Approval of Agenda:

Motion by Hall, seconded by Haywood to approve the February 4, 2026 meeting agenda. All ayes; motion passes.

Meeting Minutes:

Motion by Pachulski, seconded by Hall to accept the January 7, 2026 PC Meeting Minutes. Roll Call Vote: Pachulski - Yes, Hayes - Yes, King - Yes, Hall - Yes, Haywood - Yes. Motion passes.

General Public Comment: None

Guests: Three in attendance

Board of Trustees Report:

RCT Board Trustee Gene Hall shares his report.

Zoning Administrator's Report:

RCT Zoning Administrator Stacey Graham shares her report. She notes Attorney Rolfe's memo on the 2025 Public Act 58 is included in the meeting packet for PC review.

New Business:

Site Plan Amendment: Journey's Way Site Condominium (1331 N. M-37 Highway, Hastings)

Graham and Algera present updates to the original site plan which was approved by the PC on 11/3/21, noting the addition of a detention pond in the southeast corner of the development, per the township engineer. Also noted was the retention of individual lot width of 100' throughout the development. The pavement is on all roads, with the final coat scheduled for spring, 2026. Utilities are also in site-wide. The project was split into two phases at Algera's request in 2023. The Master Deed will be amended and recorded to reflect phase two. Motion by Hall, seconded by Haywood, to approve the amended site plan as presented. Roll Call Vote: Pachulski - Yes, Hayes - Yes, King - Yes, Hall - Yes, Haywood - Yes. Motion passes.

Old Business:

Mixed Use District Ordinance Review

Hall presents his comparison report to the RCT Board and Planning Commission, showing 20-30 differences between the JPC MUD ordinance and RCT MUD ordinance. King notes any change to the MUD ordinance affects the entire MUD district. Hayes noted that sidewalks may become important in the MUD corridor as the area is built out. The PC will review sections B and C of Hall's report at the next meeting.

Open Comments:

Tolles asked some MUD zoning questions. Hall noted he will be absent from the March 4, 2026 PC Meeting. King noted he would be absent from the April 1, 2026 PC meeting.

Adjournment:

Motion by Hall, seconded by Pachulski to adjourn at 8:10 p.m.

Submitted by Stacey Graham, Zoning Administrator