

# Roscommon Township Planning Commission

Regular Meeting

July 8, 2019

**Meeting called to order by Chairman Jeske at 6:00 pm**

**Roll Call Vote of Members:** Brotebeck *present*, Milburn *present* Barnes *present*, Jeske *present*, Porath *present*  
Zoning Administrator: DuPuis *present*.

**Also in attendance:** Sheryl Leonard, David Leonard

- **Agenda:** Motion: by Jeske, second by Brotebeck to approve the Agenda with change from "Site Plan Revision" to "Site Plan Approval. Roll call vote. All ayes, Motion carried.
- **Minutes:** Jeske asked the commissioners if they all had a chance to look over the previous meeting minutes. Motion: by Brotebeck, second by Milburn to approve the June 10, 2019 minutes as presented. Roll call vote. All ayes, Motion carried.
- Jeske opened the meeting by reviewing the agenda, stating that the first item on the Agenda is the Public Hearing for a Site Plan Approval for parcel 72-011-211-003-0236 aka 6536 W. Houghton Lake Dr., to build an additional 21' x 95' building to be used for an additional four rental units. Jeske requested the applicant, Dave Leonard, to explain his request to the Planning Commission. Mr. Leonard went on to explain his plan to develop the property if approved.
- Jeske then stated that the hearing would continue and now address the site plan review. Jeske asked Commissioner Porath for her comments/questions. Porath stated that her questions were about the parking and lighting. Mr. Leonard stated that there will be additional parking added as noted on the sketch. He stated that they have outside lighting activated by motion sensors. Milburn stated that her main concern was for additional parking required. Leonard stated that they will have 14 spaces plus additional parking on the West side behind the cabins. Milburn then questioned the square footage requirements for a dwelling per the zoning ordinance. It was determined that under the definition of dwelling, item 1 answers that question. "For Resorts or Resort Associations changing to Condominiums, the 800 square foot minimum dwelling size may be reduced by the issuance of a special use permit. Commissioner Barnes asked what this request falls under in the Commercial Zone uses. It is addressed under 7.3 Uses Permitted by Special Use Permit, Section B. Barnes commented that site plan detail is excellent. Barnes suggested that we may need to do a new special use permit and site plan hearing as we do not have a special use permit for original use and this is additional new usage. Record note, 6:30 pm Commissioner Porath had to leave the meeting. Jeske made a motion to table the site plan review for parcel 72-011-211-003-0236 aka 6536 WHLD until a Special use hearing is scheduled and the site plan will be reviewed when/if Special Use Permit is approved. Second by Barnes, roll call vote, all ayes, motion approved.
- **Adjourning Meeting:** Jeske made the motion to adjourn, second by Brotebeck, all ayes. Meeting adjourned at 6:42 pm.

- Next Scheduled Meeting Date: August 12, 2019 at 6:00 pm.



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**Bryan Jeske, Chairperson**



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**Bob Brotebeck, Secretary**

Prepared and submitted by Terry A. DuPuis