

Roscommon Township Planning Commission

Regular Meeting

August 12, 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 absent*
Zoning Administrator: DuPuis present.

Also in attendance: Sheryl Leonard, David Leonard, Beth Toomey

- **Agenda: Motion: by Jeske, second by Brotebeck to approve the Agenda. 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 Barnes to approve the July 9, 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 Special Use Permit and Site Plan Review 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 DuPuis to summarize the request for the Planning Commission. DuPuis stated that tonight's meeting is for a review of the Special Use Permit as recommended by the PC at last month's review of the Leonard's project. The Leonard's have completed and submitted all of the required applications as well as the site plan which are in your packet for tonight's meeting. Jeske then stated that the hearing would continue with comments from the floor. Jeske stated that we will start with applicants and move to all others wishing to comment on the hearing. Sheryl Leonard went on to explain their plans to add a building with four rental units if approved at tonight's meeting. Jeske asked if there were any other comments from the floor, and hearing none he made a motion to close the hearing to the floor, Second by Barnes, roll call vote, all ayes. Jeske asked Commissioner Barnes to begin the deliberation. Commissioners all agreed that they had no questions on the request for the Special Use Permit as they had been addressed at last month's meeting. Jeske then made the motion that a Special Use Permit be approved as requested for parcel #72-011-211-003-0236 also known as 6536 W. Houghton Lake Dr. The Special Use Permit being for an additional 21'x95' building for four rental units. Brotebeck seconded the motion. Roll call vote, all ayes, motion carried.
- Jeske stated that now the board will go to the review of the site plan. Jeske asked Commissioner Milburn for her comments/questions. Milburn stated that her questions were about the parking and the system for circulation. Sheryl described how they currently do now which works well. Mrs. Leonard stated that there will be additional parking added as noted on the sketch. 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. Brotebeck was next to comment. He stated his concerns also were about the parking and ability to ingress and egress the property safely, especially during an emergency. Brotebeck asked how they were going to drain the extra water from the roof of new building. Answer is by use of eave troughs into the drain tile. Barnes asked if the parking were to be eliminated in the front of the building do they still have enough parking

to meet the Zoning Ordinance? Answer is if we include the parking along the back of the old units. After much discussion it was decided to reduce the length of the new building by 11 feet and move it back to make room for the additional parking required to be out front. Barnes asked about the need for a dumpster. Leonard advised that they pay for solid waste pick up. Barnes request that the square footage of each new unit be put into the minutes. Leonard stated each unit will be 441 SF and the new length of the building to be 84 feet. Jeske asked for a motion. Barnes made the motion to approve the site plan for parcel 72-011-211-003-0236 aka 6536 WHLD with the following conditions: the new building will be 84'x21', each unit A, B, C, & D will be 441 SF, the building will be a single story, that all Federal, State and local laws are adhered to and parking will be out front, no parking will be allowed in front or to the rear of the units. Second by Brotebeck, roll call vote, all ayes, motion approved.

- Jeske asked for an update on the Bathurst sales lot issue. DuPuis explained the letter of agreement with the Township and Mr. Bathurst and that the sales lot will cease to exist on October 1, 2020.
- Jeske asked for comments from the audience. Resident asked about the posting of minutes to the website. DuPuis stated the minutes from past meetings will be posted by Friday, August 16th and all future approved minutes will be posted 5 weeks after the meeting date.
- **Adjourning Meeting: Brotebeck** made the motion to adjourn, second by Barnes, all ayes. Meeting adjourned at 6:46 pm.
 - **Next Scheduled Meeting Date: September 9, 2019 at 6:00 pm.**



Bryan Jeske, Chairperson



Bob Brotebeck, Secretary

Prepared and submitted by Terry A. DuPuis