

Roscommon Township Planning Commission

Regular Meeting

April 8, 2019

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

Roll Call Vote of Members: Brotebeck *present*, Milburn *absent* Barnes *present*, Jeske *present*, Porath *absent*

Zoning Administrator: DuPuis *present*.

Also in attendance: Christina Rubino, Andrew Komperda, Chuck Wilson, Susan Wilson, Roxanne Byard, Sue Campbell, Mel Campbell, Norman Bissell, Mark Servis, Karen Servis, David Barth, Mike Holbrook

- **Agenda:** Motion: by Jeske, second by Barnes to approve the Agenda as presented. 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 Jeske, second by Brotebeck to approve the March 11, 2019 minutes as presented. All ayes, Motion carried.
- Jeske opened the meeting by reviewing the agenda, stating that the two items on the Agenda were first a Public Hearing for a Special Use Permit and a Site Plan Review for 5921 W. Houghton Lane Dr. and a review of the Conditional Zoning and Special use Permit for 7089 Reilly Rd. Jeske then made a motion to have the discussion on the Reilly Rd. property first so as to accommodate the Wilson's schedule.. Hearing no descents from the attendees, Jeske again made the motion to adjust the agenda, seconded by Brotebeck. Roll Call Vote, Barnes *yes*, Brotebeck *yes*, Jeske *yes*. Jeske stated that before we move to the first agenda item the board received an email advising the board of corrections to last month's minutes. Jeske made a motion to accept the corrections, Barnes second, all ayes. Jeske the stated that we will now move on the new first Agenda item, 7089 Reilly Rd. Jeske asked DuPuis to review the situation to date. DuPuis advised the board that he had visited Wilson Automotive since the last meeting and found that the number of vehicles waiting repair or pickup had been reduced but still had several in the past seven days status. All recovered fluids were stored inside in 55 gal. drums on concrete and used tires were stored in an open trailer waiting to be picked up. There approx. eight stored on the ground. He made contact with Ms. Fagerlie, who is handling Mr. Moser's business affairs, and found that she is currently working in CA until May or June. She has been corresponding with Mr. Wilson on the situation. Jeske the opened the floor for comments with Mr. Wilson stating his comments first. Wilson first addressed the greenbelt situation first stating that all of the trees are living, with only one tree being a bit brown at the top. He provided pictures as documentation. Jeske next addressed the number of vehicles stored on the lot. Mr. Wilson explained how number of vehicles has been reduced recently including the RV's. As far as the discarded tires, Wilson's previous tire disposal company, Tire Shredders, has not been responding to calls for pickup. Jeske suggested trying Top Tire's, vendor, Rowley's, as a possibility. Jeske asked about the privacy fence use for long term storage. Mr. Wilson agreed to use the storage are for the longer term repairs over seven days. All Commissioners agreed that we will continue to monitor situation for compliance.
- Jeske then stated that the nexr item on the Agenda is our Public Hearing a Special Use Permit request and site plan review for parcels 72-011-558-002-0000 and 72-011-558-003-0000 also known as 5921 West Houghton Lake Drive. The request is for a retail store on the first floor with an apartment on the first floor and three apartments on the second floor. The applicants Mark and Karen Servis were

introduced. Jeske asked DuPuis to explain the situation and requests. DuPuis stated that the applicants came into the Township offices a couple months ago and inquired about the situation at the old Houghton School of Cosmetology building. The Servis' are interested in opening a retail store, which would be a consignment store for artists and artisans in other mediums besides paint and canvas. The building would have an apartment on the first floor for the manager, their daughter, and three additional apartments on the second floor. The apartments on the second floor would require the Special Use permit and site plan review. Jeske then asked if DuPuis had received any correspondence from the Special use permit notice, none received. The Servis' then explained their plans for the building. Jeske opened the hearing to the floor for comments. Joe Williams, Roscommon Fire Chief, stated that he had been in the building approximately 15 years ago, and doubted if much has changed. Chief Williams stated that he has serious reservations about the ability to bring the building in compliance with current building codes. He stated that the building is probably about 80 years old, with balloon frame construction and was built before there was any building codes. He stated he doubts if there are any fire stops in the walls. He then stated that the building as it stands today, if caught on fire, the fire department would not enter but fight it as defensive only. There were various comments from the audience in support of the venture as well as questions as to the timeline for completion. Jeske then made a motion to close the floor to discussion, by Brotebeck. Roll call, Barnes *yes*, Brotebeck *yes*, Jeske *yes*, all *ayes*, motion passed. Jeske stated that the PC would now go into deliberation. Commissioner Barnes suggested that a restrictive covenant be pursued to preserve the long term viability for parking as a condition for approval. Brotebeck stated that the building will have to bring up to current building code. Jeske asked if we can approve with contingency to combine properties? Barnes suggested that be done after purchase of the property by the Servis'. Jeske then asked for a motion on the special use permit. Barnes made the motion to approve the special use permit for the parcels 72-011-558-002-0000 and 72-011-558-003-0000 at 5921 West Houghton Lake Drive, with the stipulation that a restrictive covenant be executed and recorded at the county register of deeds for the two parcels listed above, parcels 72-011-558-002-0000 and 72-011-558-003-0000 after the sale of the property and that all local, State and Federal laws and regulations be adhered to. Second by Brotebeck, roll call, Barnes *yes*, Brotebeck *yes*, Jeske *yes*, all *ayes*, motion approved.

- Jeske the state that we now move on to the site plan review. Brotebeck began and explained requirements for placement and screening of the required dumpster. He then asked about outside lighting for the parking lot. Mr. Servis stated that there are lights at both road entrances and on the building. Jeske read the standards of site plan approval per section 17.6 and addressed each with the applicants where appropriate. Jeske then entertained a motion to approve the site plan contingent that all conditions of 17.6 being met. Brotebeck made a motion to approve the site plan as presented for parcels 72-011-558-002-0000 and 72-011-558-003-0000. Second by Barnes, roll call vote, Barnes *yes*, Brotebeck *yes*, Jeske *yes*, all *ayes*, motion approved.
- Jeske opened the floor for public comment.
- **Adjourning Meeting:** Jeske made the motion to adjourn, second by Barnes, all *ayes*. Meeting adjourned at 7:33 pm.
 - **Next Scheduled Meeting Date: May 13, 2019 at 6:00 pm.**


Bryan Jeske, Chairperson


Bob Brotebeck, Secretary

Prepared and submitted by Terry A. DuPuis