

Roscommon Township Planning Commission

Regular Meeting

October 8, 2018

Meeting called to order by Chairperson Akin at 6:00 pm

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

Zoning Administrator: DuPuis *present*.

Also in attendance: Andrew Komperda, Debbie Maurer, Liz Lester, Ethan Maurer

- **Agenda: Motion: by Jeske, second by Brotebeck to approve the Agenda as presented. Roll call vote. All yes, Motion carried.**
- **Minutes: Akin asked the commissioners if they all had a chance to look over the previous meeting minutes. Motion: by Brotebeck, second by Jeske to approve the September 10, 2018 minutes as presented. All yes, Motion carried.**
- Chairman Akin opened the meeting by introducing the public hearing for property 72-011-570-134-0000, Special Use Permit and Site Plan Review for a Group Child Care as a home occupation in a Residential Zone, 310 Maple St. Akin then read the procedure to be followed for hearing for the applicant and the public. Chairman Akin then asked Land Use Administrator, DuPuis, to present the request and describe to the board. DuPuis stated that since this was in a residential zone, he was unable to find a category to place an in home daycare other than "Home Occupation" which would require a special use permit. He state he felt that we should consider adding that to our list of changes to our zoning ordinance. Akin then introduced the applicant, Mrs. Deborah Maurer, and requested that she present her Special Use Permit request and site plan to the Planning Commission for review. Mrs. Maurer stated that she had recently moved to Houghton Lake for her job and found adequate child care lacking for her five year old here in Houghton Lake. She then looked into having a daycare operated out of her home, run by her son and his fiancée. She looked into State licensing and found that the application requires approval from the local government in way of a permit. She stated that she is here tonight requesting that special use permit and site plan review. Akin noted that we do identify "Childcare Centers" as a permitted use by right in the Commercial Zone, but nothing in the residential zone. DuPuis stated that was his dilemma and why he chose to put Mrs. Maurer's request in the home occupation category. Milburn stated that home occupations were limited to 25% of the dwelling in the residential zone. Maurer stated that primarily the children would be in the dining area or living room, but that they would also be using bedrooms at times for naps and the kitchen area for food prep. Akin state that the restriction of 25% was put in place to limit home offices or a business that was using most of the residence for home occupation and just a small area for residential use. The daycare is not 24/7, just during the hours of 6 am to 6 pm and not on weekends so that would approach the 25% usage. She also pointed out that a daycare also uses the outdoors during playtime and bedrooms and kitchen are use for only a portion of the 6 to 6 time. Ethan Maurer, who will manage the daycare along with his fiancée, then described their plan for utilizing the home and that the state application would be for a Group Child Care for 7-12 children. Akin asked the board if there were any more questions, hearing none, she asked DuPuis if he had any correspondence from the public. DuPuis stated none. Akin then asked for a motion to approve. Jeske made the motion to approve the Special use permit for Group Child Care subject to meeting all State required regulations being met and permits being obtained. Second by Brotebeck. Roll call, Milburn yes, Porath yes, Brotebeck yes, Akin yes. Jeske yes, motion approved. Akin then stated that the board would review the site plan. Maurer stated that they have three lots which

allows a buffer to the neighbors. Also they will be adding six parking spots to right of the driveway. There will be a fenced play area of approx. 20' x 50' to the rear of the dwelling. Akin asked the board if they had any further questions, hearing none she asked for a motion to approve the site plan. Brotebeck made the motion Jeske second, all yes, motion to approve site plan passed.

- Chairman Akin then moved to second item on the agenda, continued work on the Zoning Ordinance. DuPuis stated that he would like to add a 30 day limit prior to the election that political signs may be posted. Milburn suggested that he check Michigan's election laws before adding the restriction. DuPuis then presented the work done to clarify off street parking in the zoning ordinance. Commissioners agreed with the changes, but recommended adding that the PC may stipulate a time period for a business to comply with the construction of parking surface and type of surface acceptable when new construction is taking place for the business. DuPuis stated that he is working on the last section to be added, Solar Energy, and plans to complete before next meeting so that we may review all changes to the Zoning Ordinance to recommend to the Township Board.
- Chairman Akin opened the meeting to floor for public comments. DuPuis stated that the letter was sent to Wilson's Auto and Moser on the Reilly Rd location complaint. Wilson called and stated that the corrections have been made. DuPuis to visit property to verify. It was noted that there are still in excess of 40 vehicles on site. Chairman Akin asked if there were any further comments. None were voiced. Akin asked for motion to adjourn.
- Adjourning Meeting: Brotebeck made motion to adjourn, second by Jeske at 7:01 p.m. All yes, motion carried.

- Next Scheduled Meeting Date: November 8, 2018.



Kim Akin, Chairperson



Bob Brotebeck, Secretary

Prepared and submitted by Terry A. DuPuis