

Roscommon Township Planning Commission

Regular Meeting

September 10, 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*.

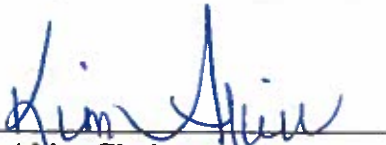
Also in attendance: Andrew Komperda

- **Agenda: Motion: by Brotebeck, second by Jeske 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 Porath, second by Brotebeck to approve the August 13, 2018 minutes as presented. All yes, Motion carried.**
- Chairman Akin opened the meeting by introducing the public hearing for property 72-011-213-006-0527, Site Plan Review for "Northern Fun Wheels", 2215 Towerhill Rd. (previously "Spit Shine Auto Detailing"). Akin then read the procedure to be followed for hearing for the applicant and the public. Akin then introduced the applicant, Mr. Edward Dicker, and requested that he present his site plan to the Planning Commission for review. Mr. Dicker proceeded to present his plans for the business, retail sales of electric bicycles, gas scooters and golf carts. He stated that the 2000 SF building would be used as follows: 455 SF for sales floor, office 139 SF, bathroom and mechanical 162 SF and 1224 SF for garage inventory. Dicker said he would continue to use the shared ingress and egress drive off Towerhill with the Camper World repair and maintenance facility. He will also resurface and use the existing sign that is on the property. He stated that he would have no need for a refuse dumpster as all of his waste is primarily corrugated box material and he has made arrangements to share Camper World's dumpster. Dicker then addressed parking, stating that there are four parking places at the front of the building for customers on the pavement and room to the North side of the property on the grass for overflow parking of up to approximately 6 vehicles. Chairman Akin then asked the board members if they had any questions for Mr. Dicker. Brotebeck asked if he was going to park any of his inventory outside. Dicker stated that he may daily put a few out near the sign to draw attention to the business. Porath asked if he was planning any vehicle or motor repair. Dicker stated, very little, only warranty work and small repairs, most of his sales are electric vehicles or small gasoline engines. Milburn then expressed concern about the small engine repair and if that would require a special use permit. The board agreed that is not the primary business, sales is and repair would be minor part of business based on Dicker's presentation. Akin then stated that if there were no further questions the board would now vote to approve or reject the site plan. Brotebeck made the motion to approve the site plan with the following conditions: 1) The grassy area near the sign for display only, no parking, 2) No dumpster required if sharing with Camper World, 3) Parking spaces to be striped and handicap designated, 4) No after normal business hours business, 5) No outside storage. Porath seconded, all ayes, site plan approved.
- Chairman Akin then moved to second item on the agenda, continued work on the Zoning Ordinance. DuPuis stated that he thought that Denton Township's handling of the off street parking in their ordinance was one that we should consider, that being a stand-alone section for off street parking with all of the requirements listed by type/category of business, board agreed. DuPuis to work on redoing

that section/s. DuPuis asked board if we should add a new section for Solar Power operations. Board agreed yes, but with differentiation between Commercial and private homeowners. DuPuis will work on using Denton Township and others as a template to present at future meetings. Akin the requested that our draft proposal be ready to recommend to the Township Board by December. DuPuis stated that depend on our completion and Public Meeting, but he would work toward that deadline.

- Chairman Akin opened the meeting to floor for public comments. A concerned citizen brought to the board's attention about the condition of the Wilson Auto Repair property which has deteriorated as to the conditions that were agreed to in the Conditional Zoning. Pictures were provided to all board members. Board members agreed that a letter be sent to Mr. Moser and Mr. Wilson to bring the property into compliance within 30 days to avoid further action by the board.
- Chairman Akin asked if there were any further comments. None were voiced. Akin asked for motion to adjourn.
- Adjourning Meeting: Jeske made motion to adjourn, second by Brotebeck at 7:00 p.m. All yes, motion carried.

- Next Scheduled Meeting Date: October 8, 2018.



Kim Akin, Chairperson



Bob Brotebeck, Secretary

Prepared and submitted by Terry A. DuPuis