

Roscommon Township Planning Commission

Regular Meeting

July 9, 2018

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

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

Zoning Administrator: DuPuis *present*.

Also in attendance: Andrew Komperda, Christina Rubino,

- **Agenda:** Motion: by Brotebeck, second by Porath 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 Terrian to approve the June 11, 2018 minutes as presented. All yes, Motion carried.
- Akin stated that the only item on the agenda for the night was to continue reviewing the Zoning Ordinances for changes and corrections. DuPuis stated that one of the first additions would be the addition of marinas to our definitions. He offered the definition from the DEQ for discussion. Brotebeck stated that the DEQ definition was self-explanatory. All agreed to use that definition for our ordinance. DuPuis then brought up the inconsistency in uses pertaining to restaurants in the Commercial Zone, pages 46 & 47. Akin proposed that we add "drive through" to restaurants in special use. The next area that was discussed was illuminated signs, specifically LED and moving message signs and how to control light intensity. Akin brought up the possibility that the state has parameters on lighted LED signs. DuPuis brought up the need to revise the Adult Business portion of our ordinance to delete marijuana. It was decided that we should remove all references to smoking, also to delete the narcotics and other drugs as they are already illegal. DuPuis stated the next area of concern about our ordinance is the lack of a section dealing with solar farms. Akin stated that Denton Twp has adopted a solar energy ordinance that we should look at. DuPuis then stated that he has had a few requests for Zoning allowing "Tiny Homes". Akin offered that the way Denton Twp handled it was to define them as Economy Efficiency Units and allowing them only in an Economy Efficiency Unit Development in a Residential Zone. DuPuis brought up the next area to address would be larger accessory buildings as many residents have requested this with a few going to the ZBA. Akin then described how Denton Twp dealt with it in their Ordinance. Denton decided to go to 1.5 times the foot print of the dwelling on Residential lots and an additional accessory building of up to 1.5 times the foot print of the dwelling on parcels of 5 acres or more in the Agricultural Zone. Akin then brought up the need to address off street parking for various Commercial businesses. Porath stated that our parking ordinance is very lengthy and confusing. We need to simplify. Akin suggested that we look at other ordinances to simplify ours and/or put verbiage in our ordinance that would allow the Planning Commission some discretion during the site plan review to approve parking based on the parking requirements for the type of business. DuPuis to review other ordinances for improvement to ours. Akin also brought up the need to do something for the Heights to change that district. We could look at Denton's Village/Mixed Use Zoning for a template. Milburn suggested we review our Wind Energy Conversion System Ordinance for compatibility with current technology. Milburn suggested we address the medical marijuana ordinance as to nuisance issues in residential zones to neighbors. Discussion also ensued on how our ordinance deals with horse boarding vs dog kennels.

- Discussion on maintenance ordinance dealing with having rental units comply with Michigan basic maintenance guidelines will be delayed until next meeting.
- Chairman Akin opened the meeting to floor for public comments. None made.
- Adjourning Meeting: Brotebeck made motion to adjourn, second by Porath at 7:00 p.m. All yes, motion carried.

- Next Scheduled Meeting Date: August 13, 2018.



Kim Akin, Chairperson



Bob Brotebeck, Secretary

Prepared and submitted by Terry A. DuPuis