

# Roscommon Township Planning Commission

Regular Meeting

June 11, 2018

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

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

Zoning Administrator: DuPuis *present*.

Also in attendance: Andrew Komperda, Brenda Geiling,

- **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 Porath, second by Brotebeck to approve the May14, 2018 minutes as changed. All yes, Motion carried.
- Chairman Akin introduced the hearing requesting conditional rezoning from Residential to Commercial for the property at 1499 S. Loxley Rd., property #72-011-211-007-0180. The request is to conditionally rezone the property from Residential to Commercial for a beauty shop 20% by right and boat and RV storage and small engine repair 80% by special use permit also to include site plan review. Akin gave an update on the recommendation sent to the board from last month's Planning Commission meeting. The Township Board did not approve or disapprove, they sent it back to the Planning Commission. Brenda Geiling, representing NMPB Consulting, stated that they are asking to be conditionally rezoned from Residential to Commercial. The front 20% of the building would be used for general offices per 7.2B and 7.2J, establishments rendering personal services, a beauty shop up front, which would be allowed by right in a commercial zone. Then by special use permit under 7.3H, for boat and RV storage with small engine repair. Geiling then stated she has provided an updated site plan with more detail on parking, the size of the beauty salon, etc. Akin then opened the meeting to the floor for comments, getting none she closed the meeting for the Commissioner's deliberation. Brotebeck asked about exterior lighting. Geiling responded that their flood lights at the front and rear of building that were already there. Brotebeck commented that he was concerned about the neighbor, that perhaps there was too much lighting. Geiling replied that the owner is very careful to work with the neighbor on any concerns as the neighbor has been very willing to work with the owner. Akin then asked Porath if she had any comments or questions. Porath asked if there could be a way to make some privacy for the neighbors and motorists driving by. Perhaps the owner could add some slats to the chain link fence in the front to add screening from the road. Akin then covered the Ordinance requirements on conditional rezoning in that the special use with the conditional rezoning runs with the land and if the property is ever sold it must stay the same use or it automatically reverts to previous zoning. Akin then requested a motion to be made on the conditional rezoning. Motion by Brotebeck, Second by Porath, to accept the request for conditional rezoning of parcel 72-011-211-007-0180 to be rezoned from Residential to Commercial to be used for the following: 7.2B General Offices, 7.2J Establishments rendering personal services, a beauty shop and a Special Use 7.3H Boat and RV storage and small engine repair. Akin then asked for roll call vote. Porath yes, Brotebeck yes, Akin yes. Motion approved. Akin then moved on to reviewing the site plan. Akin reviewed the parking spaces required and all agreed that it was satisfactory per the Ordinance. Akin then reviewed the requirements for a special use permit. Akin and Porath suggested that the slats be put into the chain link fence and also to add some greenery or bushes

in front of the fence to add additional screening and aesthetics to the property. Akin requested a motion on the special use request. Brotebeck made the motion, second by Porath, to accept the site plan for parcel 72-011-007-0180 with the addition of providing screening slats in the chain link fence or screening barrier and that they obtain all Federal, State and Local governmental permits and licenses that are required. Roll call, Porath yes, Brotebeck yes, Akin yes. Motion approved.

- Akin then stated the next item on the agenda was to review the information on the site plan for the Dollar General that was requested, which was the lighting grid and the landscaping. All agreed that everything looked good.
- Akin then moved to the next item which was reviewing the Zoning Ordinances for changes and corrections. It was decided to dedicate the next meeting to working on the Zoning Ordinance.
- DuPuis presented a maintenance ordinance dealing with having rental units comply with basic maintenance. He asked the Commission to review for discussion 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 8:06 p.m. All yes, motion carried.

- Next Scheduled Meeting Date: July 9, 2018.



Kim Akin, Chairperson



Bob Brotebeck, Secretary

Prepared and submitted by Terry A. DuPuis