

Approved

Roscommon Township Planning Commission

Regular Meeting

January 9, 2016-7

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

Roll Call Vote of Members: *Jeske absent, Terrian present, Brotebeck, absent, Milburn present, and Akin present.*

Zoning Administrators Muckenthaler present.

Also in attendance: Denny Mitchell (Applicant), Christina Rubino, Janice Porath and Joel Neorr.

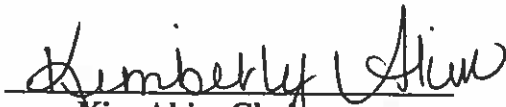
- Agenda: Akin read through the Agenda.
- **Motion by Milburn, second by Terrian to approve the Agenda as presented. All ayes, Agenda approved.**
- Minutes: Akin asked the commissioners if they all had a chance to look over the previous meeting minutes.
- **Motion: by Terrian, second by Milburn to approve the Minutes with the change to update the date to January 9, 2017. Roll call, all ayes. Motion approved.**
- Site Plan: Akin introduced Mid Valley Structures for Parcel Number: 72-011-204-005-0020. Mitchell discussed that this is a satellite location, selling outdoor structures of all kinds. Mitchell discussed that they build onsite, and discussed that he is renting the property from Brewbaker. Akin went through Standards for Site Plan Approval in the Zoning Ordinance. There was discussion regarding access from M-55. Muckenthaler discussed that this falls under retail sales, sales lot. Milburn discussed that she felt this fell under trade of a builder. Akin disagreed and discussed that she looked at Penny's Lumber as a building supplier. Mitchell discussed that he hopes in 24 months this location grows so that it can become a manned location. Mitchell discussed that there would be a maximum of 25 buildings at one time, no dumpster, no lighting and discussed that there are no regular business hours (kind of like a car sales lot where people can come and look at their own leisure). It was discussed that a Land Use Permit is required for all structures, and a Building Permit required on anything over 200 square feet. It was asked if Mitchell could make his customers aware of obtaining permits to save some aggravation. Milburn discussed she believes this falls under "Open Air Business," not retail sales. Akin discussed that if it is not listed in any district then that use wouldn't be used. Terrian agreed that it should fall under retail sales, and if the use isn't listed then it can't be used. There was discussion on number of buildings and carports being anchored down.
- **Motion: by Milburn, second by Terrian to approve the Site Plan for Parcel Number: 72-011-204-005-0020 as submitted by Mid Valley Structures with the addition of a 25 maximum building allowance, no lights, and no dumpsters on the property. All ayes, Site Plan approved.**
- Discussion: Akin read Rubino's correspondence to be heard in front of the Planning Commission. Rubino discussed that she wanted the Planning Commission's opinion of what her use is. Milburn discussed that she is allowed Ag, because it's zoned Ag. Milburn discussed that this is why she received an approved Land Use Permit for farmhand housing. Akin discussed that if the parcel is Zoned Ag. she

can do any of the permitted uses in that district or come to the Planning Commission for anything that is considered a special use. There was discussion regarding riding stables, instructors, pay and insurance. Akin and Milburn discussed their opinions back and forth on what should be considered permitted use and what should be considered special use. Terrian discussed his opinion regarding a farming enterprise. Akin stated that anything listed under A-E for permitted use that Zoning Officials can help with, and that she feels there is no reason to come in front of this board unless a special use permit is needed. Milburn stated she disagrees just for the record. There was discussion regarding farmhand housing and her residence. It was concluded from all members that farmhand housing could be on the same parcel as the residence for zoning.

- **Adjourning Meeting:**

- Next Regularly Scheduled Meeting Date: February 13, 2016. 7

- *Motion to adjourn at 7:06pm. All Ayes, motion approved.*



Kim Akin, Chairperson



Bob Brotebeck, Secretary

Prepared and submitted by Rachael Barnes