

Roscommon Township Planning Commission

Special Meeting

January 29, 2018

Meeting called to order by Vice-Chairperson Terrian at 6:00 pm

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

Zoning Administrator: DuPuis present.

Also in attendance:


- **Agenda: Motion: by Brotebeck, second by Porath to approve the Agenda as presented. Roll call vote. All yes, Motion carried.**
- **Minutes: Terrian asked the commissioners if they all had a chance to look over the previous meeting minutes. Motion: by Brotebeck, second by Milburn to approve the Jan 8, 2018 minutes as presented. All yes, Motion carried.**
- Vice-Chairman Terrian opened the meeting by stating that public hearing for the evening is parcel number 72-011-204-001-0130, Site Plan Review and Special Use Permit for a Motel at 216 S. Harrison Rd. (Previously Twin Pines Adult Foster Care and later Twin Pines Motel – Unpermitted). DuPuis stated that the applicants, Mr. and Mrs. Kallmannsohn, are present and that they had made application Dec.1. The original hearing was scheduled for Jan 8th, but due to my error on procedures hearing had to be delayed until tonight. DuPuis went on to explain the background of the request and history of the use of the property as a motel, which the Kallmannsohn's were not aware of when they purchased the property in March of 2017. Vice Chairman Terrian stated that we would address the Special Use Permit request first. Terrian asked about the motel accommodations, "eight regular rooms and two suites?" Mr. Kallmannsohn confirm that as correct. Milburn stated that a Special Use Permit is required in a commercially zoned district. The motel is in commercial zoned district, correct? DuPuis confirmed, yes commercial.
- **Motion: by Milburn, second by Terrian to approve the request for a Special Use Permit at 216 S. Harrison, parcel 72-011-204-001-0130, for use as a motel by the Kallmannsohn's as submitted. Roll call vote. All ayes, Motion approved.**
- Terrian then stated that we would next move on to review of the site plan for 216 S. Harrison. DuPuis stated that in the Commissioner's packet for the meeting is an application for a site plan approval as well as the supporting documents. Terrian then went through all items required to be addressed in the site plan review per Roscommon Zoning Ordinance #67. There was discussion on the buffer required between residential and commercial, this requirement is met by the large wooded area at back of the property. The next item of concern was the dumpster and the screening requirement. Milburn asked where the dumpster would be located. Mr. Kallmannsohn stated that it would be to the North side of the property. Terrian explained that it must be screened from view from the road by a 6' tall fence on three sides or a greenery screen of similar height. Mr. Kallmannsohn said that he would comply. DuPuis asked if the sign would be updated. Mr. Kallmannsohn replied that it would be maintained and updated properly. Milburn then stated that under our Ordinance's definition of a motel that is to be used for accommodation of transients for compensation, that one or more of the following services will be offered: maid service and furnishing of linen; telephone; secretary or desk service. Mr. Kallmannsohn replied that they would be providing these services.

- **Motion: by Brotebeck second by Porath to approve the Site Plan as provided and with additional requirements as noted in the minutes for Parcel number 72-011 204-001-0130 also known as 216 S. Harrison Rd., Twin Pines Motel. Roll call vote. All ayes. Motion approved.**

ACTION ITEMS FOR NEXT MEETING: Commissioners to review Zoning Ordinance #67 for potential changes, corrections or additions to be discussed at next regular meeting. Also to be discussed will be "What we would like to see" projects for improving the quality of life in our Roscommon Township.

- **Adjourning Meeting: Terrian made motion to adjourn, second by Brotebeck 6:23 p.m. All yes. Motion carried.**

- **Next Scheduled Meeting Date: February 12, 2018.**



Kim Akin, Chairperson

Bob Brotebeck, Secretary

Prepared and submitted by Terry A. DuPuis