

# Roscommon Township Planning Commission

Regular Meeting

June 12, 2017

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

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

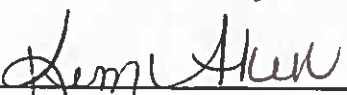
*Zoning Administrators Muckenthaler and Barnes present.*

*Also in attendance: Jeff Steffani, Jerry Combs, Terry DuPuis, Dick Martin, Inez Brooks, Thomas Kleeves, Michael Ignat, Christina Rubino, Joel Neorr, Jack & Linda Kopischka, and Diane Randall.*

- **Agenda:** Akin read through the Agenda.
- **Motion:** by Jeske, second by Brotebeck to approve the Agenda as presented. Roll call vote. All ayes, Motion approved.
- **Minutes:** Akin asked the commissioners if they all had a chance to look over the previous meeting minutes.
- **Motion:** by Brotebeck, second by Jeske to approve the Minutes as presented. All in favor.
- **Hearing #1:** Barnes explained the lot line adjustment for parcels: 72-011-541-345-0000 & 72-011-541-344-0000. Kleeves stated that he is selling his neighbor a portion and that he is a good neighbor. *Meeting opened to the floor at 6:03, no comments.* Milburn asked about paid taxes, and Akin asked about Restrictive Covenants. Barnes confirmed that both the taxes are paid, and that both parties will obtain a Restrictive Covenant.
- **Motion:** by Brotebeck, second by Jeske to approve the lot line adjustment for Parcels: 72-011-541-345-0000 & 72-011-541-344-0000 in the South Houghton Lake Forest Estates with the condition that both owners obtain Restrictive Covenants. Roll call vote. All ayes, Motion approved.
- **Hearing #2:** Muckenthaler discussed the Site Plan and Special Use for U-Haul at Parcel Numbers: 72-011-203-008-0060 & 72-011-203-008-0040. Steffani (U-Haul Representative) discussed that 2200-2500 of the Carters building would be used for retail, hitch bay with climate controlled self-storage. He explained that the K-Mart building would be used for vehicle and boat storage based off of the demand of the town. *Meeting open to the floor at 6:08pm.* Brooks (Neighbor at 2215 Heightsview) stated that she is for the approval of U-Haul. Martin (Fire Chief) asked about the fire suppression being up to date. Steffani discussed that it was. *Meeting closed to the floor at 6:10pm.* Milburn discussed the propane tanks, retail/showroom, outdoor storage, fenced in areas, boat and RV storage, dumpster, relocatable storage, signage, outdoor lighting, hours of operation, and building permits. Akin asked about shunting, and read through Section 17.6 Standards of Site Plan Approval. There was discussion regarding ingress & egress, landscaping, dumpster, combining of the parcels and lock box for the fire department.
- **Motion:** by Jeske, second by Brotebeck to approve the Site Plan as provided for Parcel Numbers: 72-001-203-008-0040 & 72-011-203-008-0060 for U-Haul moving and storage facility with the

conditions that the applicant apply for all proper use change and building permits and waive the need of enclosing the dumpster as long as it is not visible from M-55. Roll call vote. All ayes, Motion approved.

- Discussion: Akin read through Standards and Burdens under letter M. in the Zoning Ordinance. There was discussion on fencing.
- **Motion:** by Jeske, second by Brotebeck to approve the Special Use Permit for Parcel Numbers: 72-011-203-008-0040 & 72-011-203-008-0060 with the conditions to waive the need of enclosing the dumpster as long as it is not visible from M-55, and ensure all state, federal and local laws are adhered to. Roll call vote. All ayes, Motion approved.
- Site Plan: Barnes introduced the Site Plan Review for Parcel Number: 72-011-420-003-0000 for Houghton Lake Insurance Agency. *No public comment.* There was discussion on living area, parking, hours of operation, dumpster, outdoor lighting, and signage.
- **Motion:** by Jeske, second by Brotebeck to approve the Site Plan as presented for Parcel Number: 72-011-420-003-0000 for an Insurance Agency with the conditions that there is no dumpster, and all signs are in accordance with the Roscommon Township Zoning Ordinance. Roll call vote. All ayes, Motion approved.
- Public Comments:
  - Medical Marijuana Meeting June 19, 2017 at 6pm.
  - Supervisor Randall expressed that she was very happy to see that three empty buildings will now be utilized.
  - Ignat discussed concerns on traffic and people trying to cross the street to get to the park. Very dangerous.
  - Kleeves expressed his concerns with the traffic on M-55 as well.
  - Rubino discussed she was happy with seeing buildings being utilized, and would like to see Planning Commission Minutes on the website.
- Adjourning Meeting:
  - *Next Regularly Scheduled Meeting Date: July 10, 2017.*
- **Motion:** by Jeske, second by Brotebeck to adjourn at 7:08pm. All Ayes, motion approved.

  
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Kim Akin, Chairperson

  
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Bob Brotebeck, Secretary

Prepared and submitted by Rachael Barnes