

Roscommon Township Planning Commission

Regular Meeting

Minutes

August 10, 2020

Meeting called to order by Chairman Jeske at 6:00 pm

Roll Call Vote of Members: Brotebeck *present*, Milburn *present* Barnes *present*, Jeske *present*, Andre' *present*
Zoning Administrator: Christian *present*. **Also in attendance:** Terry Dupuis

- **Agenda:** Chairman Jeske asked if there were any additions or corrections to the agenda. **Motion: by Jeske, second by Brotebeck to approve the Agenda. Roll call vote: All ayes, Motion carried.**
- **Minutes:** Jeske asked the commissioners if they all had a chance to look over the previous meeting minutes. **Motion by Jeske, second by Barnes to approve the July 13, 2020 minutes with amendments. Roll call vote: all ayes, motion carried.**
- Chairman Jeske stated that the first item on the agenda was an update on the Rose-O-Day. Zoning Administrator Christian stated that he had received correspondence from the Houghton Lake Building Agency stating that: No building permits have currently been issued to date, that it is zoned commercial and not being used as a single-family residence and that the building had recently been red-tagged with no work having been noticed within the last week.
- Chairman Jeske stated the second item on the agenda was an update on short-term rentals and old hotels. Commissioner Milburn stated there was one more township that needed to pass the Municipal Civil Infraction/State Construction Code Ordinance. Once the ordinance is adopted it would need to be published for 30 days. A letter to the courts was sent to all of the townships for review but no feedback has been received to date. The townships will be asked again for feedback so that the letter can be sent to the court and all parties could have a better understanding of what the court will accept.
- Chairman Jeske stated the next item for discussion was short-term rental ordinance. Zoning Administrator Christian stated that much discussion has taken place since January and that Roscommon and Denton Townships were interested in bringing their Planning Commissions together to discuss an ordinance and share ideas. Chairman Jeske stated that talks had taken place in January-February about setting up a joint-planning commission meeting with Denton Township and that it seemed a good time resume discussions. Jeske questioned whether new members would need to be appointed to the joint-planning commission as it had been quite some time since last meeting. Commissioner Andre' questioned whether we would need to emancipate ourselves from the other townships or piggyback on what has already been laid out. Commissioner Andre' further stressed the need to simplify and expedite based on progress that has already been made and that further modifications may not be necessary. Commissioner Barnes stated that Denton Township had been in contact with Fahey Law and were provided four sample ordinances that she would forward for review. Commissioner Barnes confirmed that Denton Township would like to hold a joint-planning commission meeting and would prefer that someone not be constantly enforcing this ordinance but to structure the ordinance as a standalone ordinance similar to a blight ordinance. Barnes further stated that most of Denton Township's complaints related to short-term rentals were parking related. Commissioner Milburn mentioned that perhaps local police agencies may be willing to assist with enforcement. Commissioner Andre' stated he had spoken with Undersheriff Lowe who appeared receptive to the idea. Commissioner Milburn stated concern for re-occurring issues and not having accountability with no application process. Commissioner Andre' asked where townships currently stand on Ordinance Enforcement and whether it had slowed due to Covid. Zoning Administrator Christian stated that he has not slowed down on ordinance enforcement since taking over the role of Zoning Administrator/Ordinance Officer.

Commissioner Barnes gave some background on how Lake Township arrived at their recent decision regarding short-term rentals and the fact that it had forced other townships to look at what they have and what options might be possible. Commissioner Andre' suggested a trial program and possible outsourcing of enforcement duties. Chairman Jeske stated support for holding a joint-planning commission meeting with Denton Township possibly September. Commissioner Brotebeck inquired as to whether or not the township has been getting a lot of complaints. Zoning Administrator Christian stated there have not been too many and most were related to parking. Commissioner Milburn stated that perhaps copies of the local ordinances could be given to renters and property owners. Commissioner Andre' voiced support of the idea but cautioned against over-complicating the process.

- Chairman Jeske opened the floor to public comment. Terry Dupuis stated that the majority of the problems that he has observed relating to short-term rentals was parking issues. He stated that people come with boats and trucks with not enough parking to facilitate all the vehicles that are on-site. Mr. Dupuis further voiced support of a short-term rental ordinance and his willingness to assist with the planning and adoption of an ordinance. Commissioner Andre' spoke of offering solutions instead of sanctions as an option to promote short-term rentals. Commissioner Brotebeck inquired about Skip's Bar and whether or not any progress had been made. Terry Dupuis stated that no recent contact has been made and that the deadline for site cleanup was 8/12/2020 which was confirmed by Zoning Administrator Christian. Commissioner Andre' mentioned Diesel's Motel and what could be done to help expedite the process. Commissioner Milburn stated they were waiting on the five townships to coordinate and adopt the Dangerous Buildings Ordinance before further progress could be made. Terry Dupuis stated past issues with the courts and stressed the need for communication between the court and the townships. Commissioner Andre' suggested it may make sense to meet with the judge as an option to open communication. Commissioner Milburn stated she strongly believed adoption of the ordinance by all townships would greatly help to move things along.
- **Adjourning Meeting: Jeske made the motion to adjourn, second by Brotebeck, all ayes. Meeting adjourned at 6:29 pm.**
- **Next Scheduled Meeting Date: September 14, 2020 at 6:00 pm.**

Bryan Jeske, Chairperson

Bob Brotebeck, Secretary
Prepared and submitted by Robert M. Christian