

Roscommon Township Planning Commission

Regular Meeting

Minutes

September 14, 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:** Karen Black, Mistina Horton, Jessie West, Jimmy Allen, Robert Allen, Mercedes West, JoJean Thompson

- **Agenda:** Chairman Jeske asked if there were any additions or corrections to the agenda. Jeske stated he had a discussion item to be added to the end. **Motion: by Jeske, second by Brotebeck to approve the Agenda as presented. 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 August 10, 2020 minutes as presented. Roll call vote: all ayes, motion carried.**
- Chairman Jeske stated that the first item on the agenda was an update on 8895 W. Houghton Lake Drive, the old Doughboi's Pizza building. Zoning Administrator Christian stated that the approved Site Plan for 8895 WHLD had expired as of 8/12/2020. The building was tagged on 8/14/2020 and owner was given 7 days to respond. Fred Beger responded the following week and stated that Doughboi's Pizza was no longer going into the building with no further plans at this time. On 8/21/2020 a Notice of Revocation was posted and sent to property owner for failure to meet stipulations of approved site plan.
- Jeske stated that next item was a hearing for Special Use Permit for parcel 72-011-204-016-0081 at 960 S. Harrison Rd. for a Custom Vehicle Shop. Zoning Administrator Christian introduced the applicant, Mistina Horton to the board and stated her request to open a Custom Vehicle Shop specializing in repairs, ATV accessories, UTV repairs and custom vehicle sales. The applicant stated she had taken over the building at the start of the Covid pandemic and had been working through startup issues, stating this would be a family business that has over 30 years of experience in vehicle customization. She further stated her hope was to bring a dealer license to this location. Chairman Jeske asked if there was any discussion from the floor. Hearing none, Chairman Jeske made a motion to close the meeting to the floor and move to board deliberation, second by Commissioner Barnes, all ayes, motion passed. Zoning Admin. Christian stated no correspondence had been received other than from the Applicant. Commissioner Andre inquired about the sale of "new" vehicles to which the applicant stated no new vehicle sales would be taking place. Commissioner Andre further inquired about the proposed Salvage and Recovery Operation and to what extent salvage vehicles would accumulate. Ms. Horton stated non-usable parts would be brought to "Fender-Benders" down the road and usable parts would be sold and displayed inside. Distressed vehicles would be stored in a fenced-area at the rear and privacy fence erected if deemed necessary. Commissioner Andre inquired about increased ATV traffic on Old 27 and Knapp Rd. Ms. Horton stated she did not anticipate an increase beyond what already exists and that most vehicles would be "trailed" to the shop. Commissioner Brotebeck asked whether a used vehicle sales lot would be in the front of the building. Ms. Horton stated that a maximum of 10 cars could be in the lot at any given time but that no additional lot space would be created. Chairman Jeske made a motion to issue Special Use Permit for parcel 72-011-204-016-0081 at 960 S. Harrison for Custom Vehicle Shop in existing building. Motion seconded by Brotebeck, all ayes, motion passed.
- Jeske stated that next item on the agenda was Site Plan Review for 960 S. Harrison Rd. Commissioner Barnes stated it may be best to have a specified area and limit to the number of vehicles allowed for outside sales. Barnes further inquired about location of a dumpster. Ms. Horton stated they already have a dumpster that Waste Management empties bi-weekly located at rear of building. Barnes inquired

further about residential abutting properties (none) and stated her biggest concern is designating an area for outdoor sales. Commissioner Milburn asked for further clarification on the specific type of work that would be performed on vehicles. Ms. Horton stated the focus would be on “customization” of vehicles, from total overhaul to minimal accessorizing. Ms. Horton further stated most vehicles would be brought in internally for the majority of work but that customer requests would be considered additionally. Milburn further inquired about chemical and oil storage. Ms. Horton stated they have storage containers and were working with Safety-Kleen to dispose of hazardous materials. Milburn further stressed the need for a designated area for parking and outside sales to avoid future confusion. Milburn asked Horton if there would be living-space in the building, Ms. Horton stated there would be none. Ms. Horton stated hours of operation would be M-F, 8a-5p and weekends by appointment. All work would be done inside the building. All members discussed parking, both for sales and customers with proposed limits on vehicles outside the fenced area. Commissioner Brotebeck suggested moving boulders to square the lot and add more parking space should the need arise. Chairman Jeske stated he was comfortable allowing up to 10 vehicles in the lot given the current space. Commissioner Andre inquired about signage. Ms. Horton stated they have one sign on the building with plans to add another to the other side. No standalone sign is planned and no lighted signage. Commissioner Barnes inquired about tire storage. Ms. Horton stated there would be no outside tire storage or piles of tires around the building. Chairman Jeske asked about whether overnight storage of vehicles should be limited to behind the fenced area. Commissioner Barnes made a motion to approve the Site Plan for 960 S. Harrison Rd., parcel 72-011-204-016-0081 for Vehicle Custom Shop, Vehicle Repairs, ATV Accessories, UTV Repairs and Accessories and Vehicle Custom Sales with the exception that business hours are from M-F, 8-5 for repairs, all repairs and customizations must be done inside the building, up to 10 vehicles and recreational vehicles permitted along the southern drive from Knapp Rd. north to the existing park location listed on the Site Plan, no tires to be stored outside, any overnight drop-offs must be stored behind fence, no outdoor storage of junk vehicles or recreational vehicles. Motion seconded by Milburn, no further discussion, all ayes, motion carried.

- Jeske stated the next item on the agenda was a presentation on Oasis of Hope by JoJean Thompson. Ms. Thompson stated that they were looking at property at 705 Terrace to convert to Transitional Housing. She went on to state that there is a definite need in our county for this type of service and wanted to be transparent about Oasis of Hope’s intentions. Commissioner Milburn asked about occupancy plans. Ms. Thompson explained occupancy would not exceed the normal occupancy limits of the home. Zoning Admin. Christian stated he was looking at the situation as a Special Use (Home Occupation) as a potential for moving forward. Commissioner Andre inquired about management supervision and vetting of potential residents. He further stated the group’s biggest hurdle may be surrounding neighbors’ approval. Commissioner Barnes asked about the purchaser of the property and disagreed with the Home Occupation/Special Use interpretation and suggested contacting the township attorney to inquire about where this may fall within the Zoning Ordinance. Chairman Jeske asked that more information be gathered and presented through Zoning Administrator Christian prior to moving forward with any further plans.
- Jeske stated the next item on the agenda was a Site Plan Review for 6577 W. Houghton Lake Drive. Chairman Jeske asked if there was a representative present to which there was no reply. Jeske asked Zoning Admin. Christian to present an overview of the Site Plan. Christian stated the applicants approached about a month ago stating their intent to open an outreach store for their non-profit- Ever After Opportunities that provides formal dress wear to under-privileged women along with counseling services, anger-management outlets and “shatter therapy”. Limited information was provided by the applicant and as such it was the consensus of the board to table the issue until next month.

- **Public Comment:** Reverend Karen Black spoke in support of Oasis of Hope and thanked the board for their willingness to work together with Denton Township on developing a Short-Term Rental Ordinance.
- Chairman Jeske opened board discussion about potentially changing the meeting day of the Planning Commission due to conflicting schedules. Board agreed to come up with ideas and re-visit in October.
- **Adjourning Meeting:** Brotebeck made the motion to adjourn, second by Jeske, all ayes. Meeting adjourned at 7:26 pm.
- **Next Scheduled Meeting Date: October 13, 2020 at 6:00 pm.**

Bryan Jeske, Chairperson

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