

Roscommon Township Planning Commission

Regular Meeting (Virtual)

February 16, 2021

Meeting called to order by Chairman Jeske at 6:01 pm

Roll Call Vote of Members: Brotebeck *absent*, Milburn *present*, Barnes *present*, Jeske *present*, Andre' *absent*
Zoning Administrator: Christian *present*. **Also in attendance:** Bryan Dull, Brian Wood

- **Agenda: Motion:** by Jeske, second by Barnes 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 Barnes, second by Jeske to approve the January 19, 2021 minutes as presented. Roll call vote: all ayes, motion carried.**
- Jeske stated that first item on the agenda was a Site Plan Revision Review for parcel 72-011-203-013-0302 for 7566 W. Houghton Lake Dr., Don Nester Auto Group. Zoning Administrator Christian gave an overview of the applicant's plan to revise the original approved Site Plan from November 2019 that allowed construction of a 60'x75' addition to the rear of the existing building. Christian explained that the new plan was to construct a 75'x80' addition to the rear of the existing building to provide additional work space for the Service Department. Christian stated concern that provided blueprints did not show plans for a commercial fire-suppression system. Contractor Bryan Dull explained that the prior project contained basement space but that the new plan would eliminate that space and provide more overall working area for technicians. Dull stated he was unsure about a fire-suppression system and that those questions might better be addressed by the project architect. Dull stated budget issues as the reason for the changes. Commissioner Milburn asked about the specific location of the addition and stated concern for access at the rear of the building for emergency vehicles. Dull stated there would be plenty of access space as noted in the blueprint. Commissioner Barnes asked about any encroachment issues with neighboring parcels. Christian stated all of the vacant land was on one parcel and that there would be no setback or encroachment issues. **Motion by Jeske to approve Site Plan Revision for parcel 72-011-203-013-0302 at 7566 W. Houghton Lake Drive for a new 75'x80' addition off the North side of the building with no basement construction taking place and contingent on all Federal, State and Local Building Codes being met. Second by Barnes, all ayes, motion carried.**
- Jeske stated the next item on the agenda is Site Plan Review for parcel # 72-011-221-004-0060 at 3260 S. Harrison Road for Discount Dumpster to allow for Waste Removal Services. Zoning Administrator Christian explained that Discount Dumpster rents roll-off dumpsters to Commercial and Residential customers for removal of waste products. Christian stated they have been in operation for two years at that location and have not caused any issues whatsoever. Manager Brian Wood stated the primary business is rental of roll-off containers and that this location is a second location, with the main location in Harrison. Wood stated they primarily work with construction and home-remodeling projects or with people who just need to clean out junk. Wood stated all waste is brought to the Northern Oaks (Waste Management) landfill in Harrison for disposal. Commissioner Barnes inquired as to the maximum number of dumpsters that would be stored on-site at any given time. Wood stated that during the winter months more dumpsters are stored, but that typically no more than 20-30 dumpsters are kept on-site. Barnes further inquired about delivery trucks being kept on premises. Wood stated a couple of trucks are typically stored on premises for workers assigned to that location. Barnes asked about whether all items would be concealed behind the fenced area. Wood confirmed that all dumpsters and trucks would be

stored behind the fenced area. Wood stated there were two access gates that could be used but only one was being used currently. Commissioner Milburn inquired as to what part of the business is classified as an "essential service". Christian stated that initially it was believed to be a "special use" as a "storage yard" but that after further investigation it was deemed an essential service. Wood stated that by State and Federal classifications, the business is deemed "essential" as a Solid Waste Removal service. Milburn stated concern for maintaining a "green belt" just to the south of the dumpster facility. Christian stated that Coty Properties owns the vacant parcel just to the south with no current plans for development. Milburn further stated concern for storage or dumping of waste on premises. Wood stated that no full dumpster is kept on premises for very long as it is in their best interest to dispose of the waste as soon as possible. Milburn asked about signage. Wood stated no plans for signage, stating the dumpsters themselves are the best marketing and/or billboard they could have. **Motion by Jeske to approve the Site Plan Review for parcel 72-011-221-004-0060, 3260 S. Harrison Rd. for Discount Dumpster operations for waste removal services that are deemed as an essential service for solid waste removal provided that there will be no on-site dumping, full dumpster units may remain on-site for no longer than 30 days, all dumpsters are to be stored behind the fenced area on the property and all Federal, State and Local requirements are adhered to. Second by Barnes, all ayes, motion carried.**


- Jeske stated the next item on the agenda is an update on the Roscommon Township Short-Term Rental Ordinance. Zoning Administrator explained that the Township Board had adopted the Short-Term Rental Ordinance at the last regular meeting and that it was decided to forward the ordinance to the Township's attorney for review. Christian stated that a revised draft had been presented by the attorney and that the proposed changes would need to be looked at by the Township Board. Christian further stated that 3rd-party administrative services were being looked into as potential options for administration of the ordinance.
- Jeske stated the next item on the agenda is an update on 8895 W. Houghton Lake Drive. Zoning Administrator Christian stated that a Consent Agreement had been reached between the Township and the property owners with regard to the removal of the non-compliant fenced area. The fenced area and items will be removed by May 1, 2021 and the Farmer's Market will be allowed to operate on the premises as long as the agreement is complied with.

Adjourning Meeting: Jeske made the motion to adjourn, second by Milburn, all ayes. Meeting adjourned at 6:42 pm.

- **Next Scheduled Meeting Date: March 15, 2021 at 6:00 pm.**



Bryan Jeske, Chairperson



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