

Roscommon Township Planning Commission

Regular Meeting

November 12, 2019

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: DuPuis *present*. **Also in attendance:** Tyler Beger, Matt Nestor, Bryan Dull, Fred Beger, David Stockman, Ashley Stockman, David Riebschleger


- **Agenda:** Jeske made a motion to revise the agenda to have the site plan review for 8895 be addressed first. **Motion: by Jeske, second by Barnes to approve the amended 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 Brotebeck, second by Barnes to approve the September 9, 2019 minutes as presented. Roll call vote. All ayes, Motion carried.**
- Jeske opened the meeting by stating that the first item on the Agenda is the site plan review for 8895 W Houghton Lake Drive, parcel #72-011-203-006-0100, formerly Skip's Tavern. Site plan review is for a take-out pizza restaurant "Doughboi's Pizza." DuPuis stated that the owners of the building are present, Fred and Tyler Beger, who will introduce the proprietors of Doughboi's as well as assist in addressing questions in regards to the building. Beger introduced David and Ashley Stockman, the owners of Doughboi's. Commissioner Milburn asked about the easement between the building and parking area. Beger stated that there is 53 feet from the front edge of the parking to the front of the building, or 33' from the rear of the vehicles to the building. Milburn inquired about access off M55. Beger stated that they have deeded easement from adjacent property. Milburn then addressed the outside storage area. Beger stated that those are all his vehicles and are slowly being liquidated. Barnes requested that they mark the designated parking area. Brotebeck then addressed the need for a dumpster and the board's requirements for shielding. Jeske requested a motion to approve the site plan and listed the stipulations that have been agreed upon. Barnes made a motion to approve the site plane for 8895 WHLD, parcel number 72-011-203-006-0100 for a carry out pizza restaurant "Doughboi's" with the following stipulations: the dumpster shall be enclosed with a fence, the storage area must be removed by August 12, 2020, there will be a designated parking area of 20' x 120' in the front of the building across the drive as noted on the site plan, and all local, State and Federal laws must be adhered to. Brotebeck seconded. Roll call: all ayes, motion carried.
- Jeske stated that the next item on the agenda is a Site Plan review and a Special Use permit for a 4500 SF expansion of the service area at 7566 W. Houghton Lake Dr., parcel number 72-011-211-003-0236, "Nester Automotive." DuPuis stated that the original request was for a site plan review, however, after further investigation of the records there was never a Special Use Permit issued. Because of the size of the expansion and the use, it was decided to have Nesters apply for the Special Use permit as well as the site plan review. Nester stated that the new addition was to be for a vehicle service reception and write up area, two bays for quick lube service, and a third bay for a non-public wash and detailing. There would also be an area for additional offices. They also will be giving the whole exterior of the building a complete facelift. Jeske then made a motion to close the meeting to the floor for Board deliberations, second by Barnes. All ayes. Jeske then asked Commissioners if they had comments or questions for the applicant. Hearing none, Jeske made the motion to approve the Special Use Permit for parcel number 72-011-211-003-0236, 7566 W. Houghton Lake Dr., Nester Automotive, for the expansion of their vehicle service area. Second by Milburn. Roll call vote, all ayes, motion approved. Jeske then proceeded to move on to the Site Plan Review. Milburn asked about the traffic circulation plan for the service area.

Matt Nester explained the planned flow to the board. Commissioner Andre' asked about the use of the Loxley Rd. exit, and that it is not a preferred use for the public. Signage was suggested to discourage use of that exit. Barnes made a motion to approve the Site Plan for parcel number 72-011-211-003-0236, 7566 W. Houghton Lake Dr., Nester Automotive for an expansion to the vehicle service area with the requirement that all local, State and Federal laws are adhered too. Jeske seconded. Roll call vote, all ayes, motion approved.

- Jeske asked for an update on the Bathurst sales lot. DuPuis provided the report that he made to the Township Board November 5, that being that Bathurst had met the requirement of reducing the inventory to 17 or fewer items on the sales lot by Nov. 1, 2019. The deadline for having the lot cleared is October 1, 2020.
- Jeske asked for an update on the Diesel Motel issue. DuPuis stated that he and Dave Doll made a visit on Friday, November 1, 2019, found code violations and Doll red tagged the facility. Also not approved as an apartment complex nor are services provided as a motel. A discussion ensued regarding rentals as well as short term VRBO rentals. DuPuis will check on the status of the House Bill and report next meeting.
- Jeske opened discussion to the floor. A resident suggested that as long as we enforce the building codes on the proprietors for the rentals that it should correct the situation. Barnes suggested that we look into adding more detail to our Zoning Ordinance on apartments and the use of renovated motels as apartments. DuPuis to check with township attorney for further information. A resident suggested that we revisit our position on allowing medical marihuana and recreational marihuana facilities. He stated that our township is missing out on revenue. Commissioner Andre' brought up the concern about revitalization of the business districts and doing something positive to affect the vacant commercial buildings. Surcharge on vacant commercial buildings that are left to deteriorate? Vacancy Tax on investors who bought up commercial properties as speculations or write offs? DuPuis to reach out to township attorney for legal opinion.
- **Adjourning Meeting:** Jeske made the motion to adjourn, second by Brotebeck, all ayes. Meeting adjourned at 7:24 pm.
 - **Next Scheduled Meeting Date: December 9, 2019 at 6:00 pm.**



Bryan Jeske, Chairperson



Bob Brotebeck, Secretary
Prepared and submitted by Terry A. DuPuis