

# Roscommon Township Planning Commission

Regular Meeting

February 12, 2018

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

**Roll Call Vote of Members:** Brotebeck *absent*, Milburn *present*, Akin *present*, Terrian *absent*, Porath *present*

Zoning Administrator: DuPuis *present*.

Also in attendance: Mike Kopischka, Linda Kopischka, Tyler Kopischka, Joel Neorr, Kurt Hill, Jim Porath, Marcia Neorr, Melissa Steckert, Bryan Haup, Melinda Hines Elizabeth McLeod, John B.

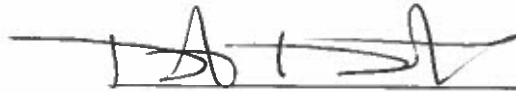
- **Agenda: Motion: by Porath, second by Milburn to approve the Agenda as presented. Roll call vote. All yes, Motion carried.**
- **Minutes: Akin asked the commissioners if they all had a chance to look over the previous meeting minutes. Motion: by Milburn, second by Porath to approve the January 29, 2018 minutes as presented. All yes, Motion carried.**
- Chairman Akin opened the meeting by stating that the first item on the agenda is to review the current Zoning Ordinance #67, DuPuis has identified some changes or corrections he feels need to be considered. DuPuis stated that the first one to look at was in Section 18.1 on membership. Sub-section A., line four states that "The Township Board shall always have one of its members serve as the second member of the Board of Appeals." The two words "shall always" need to be changed to "may" so that we are in agreement with state requirements. DuPuis asked if we need to have a public hearing to correct this type of error? Chairman Akin affirmed that we would need to take this to a public hearing as it does change the meaning of the statement. The other on that I have is if we want to change the wording in Section 2.2 Definition of Adult Businesses, sub-section (4) that deals with adult smoking, as well as the wording in section 14.27, sub-section B-4. After some discussion Akin stated that our ordinance should not have that statement about adult smoking as smoking is legal. We would also have to bring this correction to a public hearing. Carie identified areas in the ordinance that states that the clerk is responsible for notices and site plan filing, etc., and she would like to see if we could change that to Zoning Administrator. Akin stated that perhaps we should word it as the Clerk or designated agent. Akin stated that their several places where "uses" are listed but we do not list in any zone. I think we need to look at all of our definitions to be sure we include the listings where appropriate. Carie stated that we need to add solar energy, i.e. solar farms, to our zoning ordinance. DuPuis stated that we could look at Missaukee County ordinances as they have the large solar farm on 55 near Cadillac. Akin stated that Denton Township is also working on one. Akin suggested to look at our ZBA cases to see what comes up repetitively. That may be an indication that we need to look at our ordinance on that subject. Akin suggested that another subject we need to look at is the size of garages that are allowed. I believe people need bigger garages, especially if they have bigger lots. Akin suggested that we also need to look at our parking requirements for certain types of businesses. Our requirements may be excessive if we always use the square footage of the building to determine parking requirements. Akin also suggested we look at our zoning for the Heights as to commercial zoned areas and setback requirements so that perhaps we could encourage commercial development in the Heights.
- Chairman Akin then opened the meeting for public comment and questions. Joel Neorr then addressed the board pertaining to the tabling of the Medical Marijuana Facilities Ordinance. Joel Neorr and Linda Kopischka then handed out a packet of information to each of the board members. Joel stated there have

been several things that have changed that answer some the questions that our board was wrestling with. They went on to explain some of the changes and to implore the board to reconsider the tabling of work on the ordinance for the sake of the patients who need the care.

**ACTION ITEMS FOR NEXT MEETING: All Commission members to review Zoning Ordinance #67 for additions or corrections to prepare for public hearing. DuPuis to present potential updates on Solar Facilities. Commissioners to have suggestions/ideas for planning Roscommon Township future improvements.**

- Adjourning Meeting: Porath made motion to adjourn, second by Milburn at 6:31 p.m. All yes, motion carried.
  
- Next Scheduled Meeting Date: March 12, 2018.

  
\_\_\_\_\_  
Kim Akin, Chairperson

  
\_\_\_\_\_  
Bob Brotebeck, Secretary

Prepared and submitted by Terry A. DuPuis