

Roscommon Township Planning Commission

Regular Meeting

April 18, 2022

Meeting called to order by Chairwoman Barnes at 6:00 pm

Roll Call Vote of Members: Leonard *present*, Milburn *present*, Barnes *present*, Hines *present*, Andre' *present*.
Zoning Administrator: Christian *present*. **Also in attendance:** Gail Carrick, Megan Carrick, Julie Lewis, James Lewis, Mark Carrick, Barb Carrick, Jason Binner, Shelly Binner

- **Agenda:** Chairwoman Barnes asked if everyone had a chance to review the agenda and asked if there were any changes or additions. **Motion by Hines to approve the agenda as presented. Second by Leonard, all ayes, motion carried.**
- **Minutes:** Barnes asked the commissioners if they all had a chance to look over the previous meeting minutes. **Motion by Andre, second by Barnes to approve the March 21, 2022 minutes as presented. Roll call vote: all ayes, motion carried.**
- Barnes stated the first item on the agenda is a Special Use Permit hearing and Site Plan Review for parcel #72-011-226-002-0066 aka Vacant to North of 4138 Belair Ln. to obtain approval to allow Outdoor Pontoon/Boat Storage Lot. Zoning Administrator Christian introduced the applicant's, Jason & Shelly Binner. Christian stated the property is proposed to be an Outside Boat-Storage Lot that would be used to store winterized pontoons. Christian stated the parcel is zoned Agricultural and the proposed use is permitted as a Special Use. Christian explained there were no deed-restrictions that would otherwise prevent the idea from moving forward. No correspondence had been received. Christian stated he did personally speak with 2 parties who had concerns regarding the Belair Ln. easement/access. Jason Binner explained that no customers would typically be allowed on the property and that he would be the only person that would transport the boats to and from the property. Binner stated that all the boats would be shrink-wrapped the same and stored neatly on the property. Binner stated that 90% of the stored boats would be pontoons or tri-toons. **Barnes opened Hearing to the floor at 6:06 for public comment.** Jim Lewis stated concerns for future plans and development of the area, stating that he had concerns with other property owners who share use of the easement, stating concern for unintended consequences of future development. Gail Carrick stated she was initially surprised by the notice and stated she visited the proposed site to better understand the proposed project. Carrick stated the easement road is in bad condition and is very narrow beyond the Lewis property. Carrick stated concern for passing oncoming vehicles and the increased wear on the easement due to increased traffic. Megan Carrick stated she had personally noticed an increased amount of traffic utilizing the easement in the recent past. **Barnes closed the Hearing to the floor at 6:19pm.** Barnes explained that the proposed use was indeed a Special Use in the Agricultural District as per section 11.3 (Q) of the Roscommon Township Zoning Ordinance. **Motion by Barnes to approve the Special-Use Permit for parcel #72-011-226-002-0066, vacant property to allow Outdoor Pontoon/Boat Storage Lot. Total storage capacity will be approximately (70) boats and all stored boats would be winterized off-site prior to storing. Second by Andre, all ayes, motion carried.** Barnes stated that the board would commence Site Plan Review for the property and open the meeting to the floor. Barnes read from section 14.21 regarding Outdoor Storage on Vacant Lots, stating that all parcels of 1 acre or less are required to be fenced if using for storage. Barnes began by going through the requirements line-by-line, asking if any Commissioner had questions. Commissioner Andre inquired as to what, if any, setbacks would be required of the property, stating there were no setbacks listed. Commissioner Milburn stated the setback requirements were listed in section 11.4 of the Zoning Ordinance but that no

setbacks were noted. Christian explained that setbacks, in this situation, were irrelevant as setbacks refer to “structures” only and no structures were being proposed to be placed on the property. Barnes asked if there would be established setbacks for the trailers the boats would be on and where they would be placed. Jason Binner stated the boats would be as close to the property line as possible and appropriately spaced between each boat. Shelly Binner explained that a row of pine trees had been planted along the front of the parcel and that a fence could be placed along the inside of the tree-line. Milburn asked for clarification on what would be considered the front, side and rear of the property, stating her opinion is that a boat is a “structure” and should adhere to setback requirements. Barnes inquired as to what the minimum setback requirements for an accessory structure were in the Agricultural district. Christian stated that 40’ would be the front setback requirement for a structure. Discussion was had about what would be considered the front, rear, and sides of the property. S. Binner inquired as to setbacks related to parking. Barnes explained that setback requirements can be put in place to protect neighboring properties and allow for visual shielding. S. Binner asked about where plantings would then be allowed. Barnes stated the focus was on placement of the fencing currently but that plantings could certainly be looked at more closely. Barnes stated the site plan provided showed space for 70 boats. J. Binner asked where the number 70 came from. Christian stated he counted the number of spaces illustrated on the provided site plan to come up with the number as one had not been provided. S. Binner stated they would never know how many could be stored on the property until they actually start to do it. Andre stated the site plan appeared to be missing many crucial pieces of information related to measurements on the property. J. Binner stated that a 70-boat limit would not even be worth the investment, stating he could feasibly fit 150 boats on the property with no issues. Binner stated the sizes of the boats will vary, therefore the capacity could fluctuate. S. Binner stated there was 2.5 acres property. Barnes stated that she had done some math and it would appear that 150 boats could fit on the property but that setbacks would need to be established. Milburn asked if the board would require setbacks. Barnes stated she felt as though setbacks should be addressed. Commissioner Hines asked if “we” were considering a boat as a structure. Barnes stated yes. Hines inquired as to the definition of a “structure”. Commissioner Leonard inquired as to whether there were fire department requirements related to setbacks. Christian stated if there was a fire code there would be requirements, however, there is no fire code in place. Hines stated that with regard to structures, she viewed that as something that cannot be moved, stating that a boat can be easily moved and is not permanent. Further discussion ensued about setbacks and whether they could or should be required and why they may be required. J. Binner stated he understood the reasoning and that the intent is to make the area nicer, not contribute to blight issues. Milburn stated she read the Township’s definition of “structure” and that it states “permanent”, therefore a boat would not meet the definition’s criteria. Barnes asked if everyone would be comfortable with a 10’ setback around the perimeter of the property. Leonard stated the setback area could be driven on but no boats would be stored in the setback area. Barnes stated there were many more issues to consider and that it appeared they were hung-up on setback issues, stressing the need to continue to the other criteria. Andre agreed. Barnes continued to read down the list and acknowledged items received. Andre asked about any proposed structures on the property. J. Binner stated no plans for any structures on the property. Andre asked about shrink-wrapping on the property. S. Binner stated no shrink-wrapping would occur on the property. Andre asked if there were plans to re-grade the property. J. Binner stated they were unsure if the property would be graded. Barnes inquired as to the proposed signage near the entrance. S. Binner stated there would be no signage for the lot. Milburn inquired as to the ingress/egress location and width. No specific information had been provided. Leonard asked if the Site Plan Standards for Approval are provided to the applicants prior to submittal. Christian stated yes, they are provided. Leonard stated there are far too many pieces of information missing from the site plan. Hines explained how critical it is to have all of the information to make a decision. Barnes asked if everyone would be comfortable tabling the issue until next month. Andre stated that he agreed due to the incomplete information provided. J. Binner stated he was hoping for help but felt as though the board was hung-up on the wrong issues. More discussion was had about the easement, location and access related to the property. Further discussion was also had regarding the requirements of a Site Plan.

Motion by Barnes to table the Site Plan Review for the current parcel until next month. Second by Milburn, all ayes, motion carried.

- Barnes stated the next item on the agenda is a Joint Planning Commission discussion. Zoning Administrator Christian explained that Joint Planning Commission members were now in place and that moving forward on hiring a municipal planner and setting up meeting dates would be a priority over the next couple of months. Christian stated a municipal planner could assist the JPC in plotting a path to accomplishing the identified needs of the community. Christian stressed the need to create a clear vision for moving forward and staying in contact with all parties involved and coordinating the meetings. Barnes agreed and stated the importance of working together and getting a good review of the Master Plan completed.
- Public Comment involved discussion about Site Plan requirements with Jason & Shelly Binner. Zoning Administrator Christian stated that Special Use Permits would be looked at more closely in the near future by the Zoning Department.

Adjourning Meeting: Barnes made the motion to adjourn, second by Milburn, all ayes. Meeting adjourned at 7:13 pm.

- *Next Scheduled Meeting Date: May 16, 2022 at 6:00 pm.*



Rachael Barnes, Chair



Dave Andre, Secretary

Prepared and submitted by Robert M. Christian