

Roscommon Township Planning Commission

Regular Meeting

May 16, 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:** Edwin Nicaj


- **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 Milburn, all ayes, motion carried.**
- **Minutes:** Barnes asked the commissioners if they all had a chance to look over the previous meeting minutes. **Motion by Barnes, second by Andre to approve the April 18, 2022 minutes as presented. Roll call vote: all ayes, motion carried.**
- Barnes stated the first item on the agenda is a Site Plan Review for parcel #72-011-204-002-0067 aka 9435 W. Lake City Rd. to allow operation of a Sit-Down Family Style Restaurant in existing Commercial Building. Zoning Administrator Christian explained that the applicant, Edwin Nicaj, was proposing to open a sit-down style restaurant in the old Burger King building. Christian stated the applicant did not plan to change anything other than signage and that minimal updates to the building itself would actually take place. Christian stated the plan accounted for being open 7 days per week. Applicant Edwin Nicaj explained that his intent was to open a sit-down family restaurant that would initially be open from 7a-8p. Nicaj stated that he would employ 10-15 people. Commissioner Andre inquired about the old play-area inside the building. Nicaj stated the play area was dismantled to make room for additional seating, stating the occupancy would be 70-80 people. Commissioner Leonard inquired as to what type of food would be served. Nicaj stated he would serve "all kinds" of food, a little bit of everything. Leonard stated that she really liked the proposed signage, stating that it was simple, clear and not congested. **Chairwoman Barnes closed the meeting to the floor at 6:07.** Commissioner Milburn inquired as to the number of parking spaces in relation to the proposed occupancy. Nicaj stated there would be 70 seats in the restaurant. Commissioner Andre stated he felt that the pictures and information provided would suffice despite the absence of an updated blueprint for the property given the fact no changes to the building or grounds was being proposed. Commissioner Hines asked if there was anything to show that what is existing would actually meet current zoning requirements, pointing to the absence of specific numbers on the site plan. Barnes stated that specific requirements can be approved as part of the motion to ensure that any current requirements that may not be addressed can be identified. Milburn stated that setbacks appeared to be in-line with zoning requirements. Barnes asked if the current dumpster location and enclosure would change. Nicaj stated it would not change. Andre inquired again as to hours-of-operation. Nicaj explained that hours-of-operation could be extended during the summer months to accommodate seasonal traffic. Milburn suggested going through the Site Plan Review checklist to ensure all information was provided. Barnes read through the requirements and noted each item as received or presented. Milburn inquired as to the ownership of the access drive at the front of the property. Nicaj stated the road is maintained by the County. Christian confirmed the access road to be part of Cloverleaf Ln., which is a County road. Barnes noted the location and dimensions of all ingress/egress locations on the property. Barnes asked if any additional exterior lighting was being proposed. Nicaj stated no and that only existing exterior lighting would be utilized. Barnes asked if there would be any proposed outdoor seating at the location. Nicaj stated there would not be any outdoor seating. **Motion by Barnes to approve the Site Plan**

Review for parcel 72-011-204-002-0067 aka 9435 W. Lake City Rd for a Sit-Down Family Restaurant in an existing Commercial building with no proposed changes to the building other than signage. Business hours will be between 6a-10p, there shall be a minimum of (50) parking spots and a maximum of up to (100) seats. All trash shall remain in existing enclosure and all Federal, State and Local regulations shall be adhered to. Second by Andre, all ayes, motion carried.

- Public Comment: None noted

Adjourning Meeting: Hines made the motion to adjourn, second by Milburn, all ayes. Meeting adjourned at 6:26 pm.

- Next Scheduled Meeting Date: June 20, 2022 at 6:00 pm.



Rachael Barnes, Chair



Dave Andre, Secretary

Prepared and submitted by Robert M. Christian