

# Roscommon Township Planning Commission

January 20, 2026

Chair Hines called meeting to order at 6:00pm.

Pledge of Allegiance recited.

Roll Call for attendance: Barnes: present; Hose: here; Hines: here; Andre: absent; Christian: here.

Others in attendance: Zoning Administrator (ZA) Dean Hull, Jim Lewis, Steve Lamb, John Schultz.

ZA Hull explained that election of officers will be on February's agenda due to a new member joining next month to replace an exiting member.

Chair Hines asked if everyone had had the chance to review the agenda. Motion by Hines, second by Barnes to approve the agenda as presented.

Roll call: Hines: yes; Barnes: yes; Hose: yes; Christian: yes. Motion carried.

Chair Hines asked if everyone had had the chance to look at the minutes from the December 15, 2025, meeting.

Motion by Barnes, second by Hose to approve the minutes from December 15, 2025. Roll call: Hines: yes; Barnes: yes; Christian: yes; Hose: yes. Motion carried.

Chair Hines stated that the next item on the agenda was the Special Use Permit (SUP) hearing and Site Plan Review (SPR) for Oak Beach Resort that wants to convert to condominiums. Property is located at 118 State Ave and is zoned Commercial. ZA Hull explained that John and Brenda Schultz own said property and want to convert the cottages into condominiums. ZA Hull explained that not much will change from the original property layout. Parking spaces have been marked on the Site Plan. Unit #1 currently sits in road right of way and both Schultz and the Roscommon County Road Commission are aware of this, and the Schultz understand that if anything were to change or be proposed to change with that structure then it would need to conform to Zoning Ordinance (ZO) requirements or speak with ZA as to how to correctly proceed. Unit #1 is

currently a non-conforming structure. ZA Hull explained that currently a dumpster is being used but as these are sold to residents then curbside pick-up will be utilized. ZA Hull explained that these units will be mostly used during nicer weather.

ZA Hull explained he had received a phone call from a neighboring property owner inquiring about the proposed project, ZA Hull explained what was being proposed, and there was no objection from the caller. ZA Hull explained that aside from the above-mentioned he received no correspondence either for or against the proposed project.

ZA Hull explained he had discussed the possibility of sheds being requested by the residents and at that time the request would have to be brought by the Association or have the Association's approval as the residents did not own any of the surrounding property outside of the dwelling itself.

Mr. Schultz introduced himself and said he would answer any questions the Planning Commission might have.

Discussion followed where this proposal fell within the ZO. Christian felt that since he could not find this type of project in the ZO that this could possibly be considered a change of use. Christian explained that he could not find anything pertaining to condominium development, residential use is allowed in Commercially zoned property, this was a collective vacation spot being turned into individual ownership of parcels within an association that would still be considered residential use which is permitted in commercial zoning.

Barnes explained that she considered this a Planned Unit Development (PUD) which the ZO explains that this is a form of land development comprehensively planned as an entity that permits flexibility in building, siting, usable open spaces and preservation... Barnes went on to explain that this type of development departs from strict application of use, setbacks, height and minimum lot size requirements of the zoning district in order to permit valuable and beneficial land development, and enhance appearance... so based on this she questioned if there was a master deed, by-laws, who is responsible for taxes, who owns what, etc., and ZA Hull explained that he has a full copy of the Condominium Association's information that would answer all of her questions. ZA Hull explained that

this would become Oak Beach Condominium Association complete with by-laws, etc.

General consensus of the Planning Commission was that this would qualify as a PUD and be approved as such under Section XX Planned Unit Development (PUD) of the ZO.

Motion by Barnes , second by Christian to approve the Special Use Permit request for John and Brenda Schultz which is also going to be Oak Beach Condominiums property address of 118 State Ave, Tax ID#72-011-203-006-0021 as a Planned Unit Development.

Roll call: Hines: yes; Hose: yes; Barnes: yes; Christian: yes. Motion carried.

Next item of the agenda would be the proposed SPR for this request.

Chair Hines referred to Section 17.6 – Standards for Site Plan Approval, of the ZO.

Ingress/egress – no issues as no changes. There is a main circle drive through the property.

Landscaping/buffers/greenbelts – there is a fence along the East property line.

No changes to sites topography.

Landscape preserved as it. No proposed changes.

Visual and sound privacy – no issues and again fencing already in place.

Easy access for emergency vehicles as again there is a common drive through the property.

No issues with pedestrian circulation system and vehicular circulation system.

No surface water issues.

No issues with loading, unloading, or storage areas.

Currently using a dumpster but that will change to curbside pick-up as the units are sold.

Exterior lighting – ZA Hull explained there is one light in the center of the courtyard where the circle drive is which that drive is not used for parking and one light on each individual unit. No additional lighting is being proposed.

No buffers or green belts needed.

ZA Hull explained that the well head is located between Unit 5 and 6.

Chair Hines added that the applicants had spoken with the Houghton Lake Sewer Authority and there were no issues there as this is going to be an association.

Motion by Barnes, second by Hines to approve the Site Plan Review for Oak Beach Resort Condominiums under the Planned Unit Development for Parcel #72-011-203-006-0021, 118 State Avenue with the conditions that all surveys, by-laws, master deeds are recorded with the Roscommon County Register of Deeds within a reasonable time frame but before December 31, 2026 and that all State, Federal, and local laws and regulations are adhered to.

Roll call: Christian: yes; Barnes: yes; Hose: yes; Hines: yes. Motion carried.

Next item agenda is the ordinance to define and regulate cargo containers. Discussion followed regarding zoning districts these would be allowed in which would be agricultural, industrial, and commercial except for along the M55 corridor, amendment would need to be made to current ZO because currently it does not allow them, a ZO amendment would require a public hearing.

Discussion followed forwarding this language to the Roscommon Township Board for their consideration as a Police Power Ordinance and then adding the ZO amendment to the list of amendments that the Planning Commission will be acting on in the near future.

Motion by Hines: second by Christian that the Planning Commission forward the language to define and regulate cargo containers as a Police Power Ordinance to the Township Board for their consideration and approval.

Roll call: Hines: yes; Hose: yes; Barnes: yes; Christian: yes. Motion carried.

Next agenda item is Hobby Farm Ordinance review. Chair Hines explained this verbiage is the updated version based on past Planning Commission discussion.

Discussion followed regarding if this should be a police power ordinance, amendment to the ZO, or both; SUP and SPR being required; minimum of number of animals allowed per acre based on type of animal; this policy refers to animals that can be consumed; what the state allows per acre; allowing this in non-agriculturally zoned areas with the exception of platted subdivisions.

ZA Hull asked the Planning Commission to consider requiring a survey that shows exact locations of barns, pastures, neighboring houses, etc., and the consensus of the Commission was that surveys could be a consideration on a case-by-case basis vs a requirement.

Discussion followed regarding fencing options, grazing areas, police power ordinance vs ZO amendment vs combination of both, secondary containment area

ZA Hull will update this language based on Planning Commission discussion and bring back a revised version for consideration.

Next agenda item is proposed ordinance for Light Trespass. ZA Hull explained that this ordinance request came before the Planning Commission from the Township Board as there currently are some light trespass complaints. The Board also asked the Planning Commission to consider an overall nuisance ordinance.

Consensus of the Planning Commission is that a nuisance ordinance was not needed as there are already Police Power Ordinances pertaining to nuisance issues and the Planning Commission will consider other nuisance issues if the need arises.

ZA Hull explained that the Ordinance Enforcement Officer (OEO) drafted the proposed verbiage for the Planning Commission's consideration.

Discussion followed regarding lumen levels and measuring them, commercial district sign lighting requirements currently in ZO and a possible contradiction, clarifying that light cannot be a direct beam or directly shine into neighboring houses, etc. This verbiage will be updated from Planning Commission discussion and brought back to Planning Commission's next meeting.

Barnes requested that signs be added to our ZO amendment list.

Next item agenda was discussion regarding Section 4.4 D, Residential Area Regulations, Lot width and depth and ZA Hull had some proposed language for the Planning Commission to consider. ZA Hull explained there are numerous properties that are currently non-conforming because of the ZO current requirements and restrictions. ZA Hull is asking the Planning Commission to consider an amendment that would allow the ZA more leeway so less need to go before the Zoning Board of Appeals (ZBA). Rule is if there are several ZBA requests for the same issue then the Planning Commission needs to look at the ZO for possible amendments.

Next agenda item is correspondence from Mike Chisholm regarding berms and weed control beyond 165'. Planning Commission had previously decided to add berm language to the ZO fencing wording and not to pursue any changes to the 165' rule at this time.

Public comment opened at 7:23pm and closed at 7:23pm as there was no public comment.

Christian announced this was his last meeting as he was resigning from the Planning Commission along with resigning from the Township Board as a Trustee effective February 4. The Planning Commission thanked him for his time and knowledge and wished him well in his new job. Christian remarked that he enjoyed his time on the Planning Commission and would still be willing to offer his advice if needed.

Chair Hines stated that the next meeting was Tuesday, February 17, 2026.

Chair Hines made a motion to adjourn, second by Barnes. All ayes.  
Motion carried.

Meeting adjourned at 07:28pm.