

Roscommon Township Planning Commission

Regular Meeting

Minutes

July 13, 2020

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:** Rob Christian, Matt Bondie, Joyce Fetrow,
Mark Frank, JoJean Thompson

- DuPuis introduced Rob Christian as his replacement as Zoning Administrator for the Township, beginning July 23, 2020.
- **Agenda:** Chairman Jeske asked if there were any additions or corrections to the agenda. **Motion: by Jeske, second by Brotebeck to approve the Agenda as amended. 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 Jeske, second by Barnes to approve the March 16, 2020 minutes as presented. Roll call vote: all ayes, motion carried.**
- Chairman Jeske stated that the first item on the agenda was a public hearing #1 for a Special Use Permit and Site Plan Review for parcel number 72-011-474-096-0000, aka 239 Cloverleaf Dr. The request is to build a 40'x 50' pole barn with a 12' x 50' lean-to on the South side of the building. DuPuis introduced the applicant, Mark Frank. DuPuis stated that Mr. Frank had purchased three lots to the South of his residence at 235 Cloverleaf with one having a garage and a blighted trailer home on lot 96, the other two lots are vacant lots numbers 97 & 98. He would like now to build the pole barn with a use of 50% Commercial and 50% personal storage. There was no public comment positive or negative to the project. The property is in a commercial zone. Jeske stated that the meeting was now open to the floor and asked Mr. Frank to describe his intended project further. He stated that he would like to change his plan and not demo the garage and join the new building to the existing garage and eliminate the lean-too.
- **Jeske motion to close the discussion to the floor, second by Brotebeck, Roll call vote, all ayes.** Commissioner Barnes began by questioning the ability of the board to approve two different uses for the building on the same property. Barnes stated that we should state one use in our motion. Brotebeck agreed and stated he felt it should be commercial as all the property surrounding the property is commercial. Andre' stated the he was ok with the one use designation and al his questions answered. Milburn stated that she now is clear that no customers will be coming to the building. All commissioners' questions addressed. **Motion by Barnes, support by Andre' to approve the Special Use Permit for parcel number 72-011-474-096-0000, aka 239 Cloverleaf Dr. for a 40' x 50' pole barn attached to existing garage, to be for residential use. Roll call vote. All ayes, motion approved.**
- Jeske stated that next item to review is the site plan. DuPuis stated that there is an existing driveway that did not show clearly on the sketch. Milburn questioned setbacks required for commercial. DuPuis stated 10' for commercial, which he could not meet now as requested. Solution is to combine lot 97 with lot 96. No further discussion from the floor, therefore Jeske made a motion to close the discussion to the floor, second by Brotebeck, all ayes. All commissioners' questions asked and answered. **Motion by Barnes, second by Brotebeck to approve the Site Plan for parcel number 72-011-474-096-0000, aka 239 Cloverleaf Dr. for a 40' x 50' pole barn attached to the existing 24' x 24' garage with the following stipulations: no commercial business to be conducted in his building, lots 96 & 97 must be combined to meet required setbacks, and all Federal, State and local laws and regulations must be adhered to. Roll call vote, all ayes, motion approved.**

- Jeske stated that next item on the agenda is a presentation on the propose use of the old Rose-O-Day motel at 5131 WHLD. Jeske introduced Matt Bondie and Joyce Fetrow. Mr. Bondie stated that he has completed many renovations to date. He is hoping to use it as a post-rehabilitation living facility/recovery home for women only. The residents would be responsible to pay their own living expenses. The facility would be a zero tolerance facility. Mr. Bondie stated that this would be a residence only for these women and no commercial activity would be going on. Joyce Fetrow explained about the operation that she manages in Emmet County. This would be the type of facility that Mr. Bondie would propose to provide. JoJean Thompson provided information as to the need for this type of facility in this area. DuPuis stated the problem he is struggling with is how to classify, commercial or residential. Would this be a for profit operation? Fetrow stated that her operation is organized as a non-profit. They are only providing a safe residence for the women. State may provide some help initially to the residents. Milburn asked why hadn't the township been advised when first requested what his plans were. Bondie again stated that his family would be involved. Fetrow and Bondie both confirmed that there would be women living there that were not his family. Andre' stated that he believes it would be considered commercial and is for profit. Jeske noted for the record that commissioner Barnes had to leave at 6:46 pm. Andre' asked if the remodeling meets the commercial building codes. Bondie stated only that he intended originally for it to be residential. Bondie stated that he did obtain a building permit as well as a land use permit for the recent breezeway addition. The breezeway will have only one entrance and access point. Milburn asked how many rooms will there be. Bondie stated there will 10 rooms. Jeske asked if there will be any staff. Bondie stated that there will a manager and possibly two more staff members. DuPuis asked how many women per room. Bondie stated 2 per room plus a potential for 12 more residents in the main house. Jeske asked for the name of the facility in Emmet County. Fetrow said it is "Equipped for Freedom." Milburn stated that she believes the need to be a site plan provided and stamped blue prints. Jeske thanked DuPuis for his service to the board and to have a great retirement.
- **Adjourning Meeting:** Jeske made the motion to adjourn, second by Brotebeck, all ayes. Meeting adjourned at 7:21 pm.
- **Next Scheduled Meeting Date: August 10, 2020 at 6:00 pm.**

Bryan Jeske, Chairperson

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