

PLANNING COMMISSION MINUTES
2-28-2022

1. Call to Order
Chairperson Dixon called to order the regular meeting of the Planning Commission at 5:30 PM at the offices of the Village of Roscommon.
2. Pledge of Allegiance
The Pledge of Allegiance was recited by those present.
3. Roll Call
Roll was taken by Walker. Members present: Don Dixon, Tim Reilly, Kris Suvada, Steven DeVault. Members excused: Heather Roemer. Others present: Ron Alden, Dan Scow, Jim Ostling, Jennia Bauer, Ryan Bauer, Jennie Walker.
4. Approval of Minutes
Dixon asked for any discussion of the previous meeting minutes. After no discussion, Dixon made a motion to approve the minutes and Reilly second the motion. The motion was carried with all members present voting aye.
5. Public Comment
There was no public comment.
6. Old Business
 - A. Zoning Board of Appeals (ZBA) Members – Alden discussed the ZBA membership requirements and presented a slate of nominees from the public, Village Council and Planning Commission. Alden suggested reposting the declined public position. Motion was made by Dixon that Alden repost the public position. DeVault second the motion. Dixon asked for a motion to recommend the following nominees to the Village Council for appointment to the ZBA board: Village Council Member JoAnne Lederman and Village President Mike Miller (alternate) for two-year terms ending 12/23 and Planning Commission Recorder Walker and Vice Chairperson Reilly (alternate) for one-year terms ending 12/22. Reilly made the motion and Suvada second it. The motions were carried with all members present voting aye.
7. New Business
 - A. Industrial Park – Gallagher
Alden, Reilly and Jim Letts met with Chris Gallagher at Parcel 2 and 3. The wood processing plant, waste removal, infrastructure concerns, and zoning criteria were discussed. The company would process, store, dry and sell face cords. It was determined that zoning requirements and blight control needs were met. A motion to approve the sale of Parcels 2 & 3 was made by Suvada and Reilly second the motion. The motion was carried with all members present voting aye.
 - B. Industrial Park – Ostling
Alden led a discussion about a possible discrepancy of the actual parcel size noted as 11.51 acres for Lot # 055-107-014-0086 and he will review the matter further. Jim Ostling shared that their frozen food distribution business would initially consist of a loading

dock and a 20'x20' freezer and would require a three-phase electric power system. Water, sewer and gas would not be needed until the next phase of construction of the office per Ostling. Alden shared that the DDA and Village will explore the expansion of water, sewer and gas lines with the assistance of an engineer. Pricing and size of the parcel and electrical issues will need to be determined prior to the sale. A motion to approve that the Village gather information and determine a plan to support the sale of the parcel was made by Reilly and second by Suvada. The motion was carried with all members present voting aye.

C. Mixed Use Property – Bauer

Alden introduced Ryan and Jennia Bauer. Ryan Bauer shared that they were exploring the purchase of 10 acres within the M-18 Mixed Use Property for a landscaping and future nursery business. A discussion of property options was explored to meet the business needs and future needs of the village. Dixon suggested that site plans for the location alternatives be prepared and presented at the 3/21/2022 meeting. Dixon requested the matter be tabled until the next meeting.

D. Marijuana Ordinance

Alden gave a brief history and relayed that the Village Council had tabled the item for further review until the meeting on 3/14/2022. Alden reviewed Article 7.7, item 12 and shared a visual of impacted areas within the Village of Roscommon. Alden recommended the members continue to research the industry.

8. Correspondence/Reports

- A. Alden announced that Bob Yancy is pursuing the property of Gary Franz for a high-end used car business.
- B. Alden shared that the new owners will take over the BP gas station as of this May.
- C. Alden confirmed that Mike Grover is continuing to explore subdividing the Hannah Street property.
- D. Alden stated that a retail outfitter will soon open in the old hardware store. Mike Adams is the owner.
- E. Uncommonly Good is to open this spring.
- F. Scow announced that the DDA was taking applications for the "Match on Main" grant.
- G. Scow shared that the Redevelopment Ready Certification (RRC) had been achieved. It was noted that the RRC was the first in the State of Michigan to be certified under the revised certification standards. This status may open opportunities for additional grant funding.

9. Public Comment

- A. Scow and Bauer's shared some insights regarding marijuana ordinances.

10. Adjournment

A motion of adjournment was made by Dixon and Suvada second the motion. The motion was carried by members present. Meeting was adjourned at 7:30PM.