

## PLANNING COMMISSION MINUTES

1/24/22

### I. Call to Order

Manager Ron Alden called to order the regular meeting of the Planning Commission at 5:30 PM at the offices of the Village of Roscommon. Introductions of Recorder Jennie Walker were made.

### II. Pledge of Allegiance

The Pledge of Allegiance was recited by all present.

### III. Roll Call

Roll call was taken by Walker. Members present: Steven DeVault, Don Dixon (virtual– personal residence), Tim Reilly, Heather Roemer, Kris Suvada. Others present: Ron Alden, Dan Scow, Jennie Walker.

### IV. Approval of Minutes

After a brief discussion, a motion was made by Roemer to approve the minutes and Reilly second the motion. Motion was carried, 5-0.

### V. Public Comment

There was no public comment.

### VI. Old Business

#### A. Planning Commission Offices

After a brief explanation of the open officer positions, Don Dixon was nominated for the position of chairperson. Motion was made by Reilly and second by Roemer. Motion was carried, 5-0. Tim Reilly was nominated for vice chairperson. Roemer made a motion to elect Reilly and DeVault second the motion. Motion was carried, 5-0.

#### B. Training on January 29<sup>th</sup>

Alden provided an overview of training logistics, area attendees, and sessions. He encouraged all members to attend.

#### C. Annual Report Approved by Village Council

Alden discussed the importance of the annual report and reviewed the purpose and content of the MEDC's Planning Commission Annual Report handout. He recommended that all members track pertinent items on the handout throughout the year during meetings, trainings, etc. to support and expedite the annual report completion process at year-end.

#### D. Planning Commission Bylaws

Alden shared that the village's lawyer reviewed and made recommendations to the bylaws. He noted that Scow and Alden made further modifications under the guidance of the lawyer. Alden stated that the current format was now up-to-date and legally acceptable. A copy of the draft was provided, reviewed and accepted. Reilly made the motion to accept the bylaws and DeVault second the motion. The motion was carried, 5-0.

### VII. New Business

#### A. Industrial Park – Gallagher

Alden presented the request by Chris Gallagher to purchase Parcels 2 & 3 within the Industrial Park Development Properties (IPDP) of the Village of Roscommon. Gallagher would put in place a

wood processing business and blight control measures. A tentative purchase price of \$10,000 for both parcels had been agreed on between Alden and Gallagher.

A general discussion followed concerning utility impact on future IPDP sales. Concerns included limitations caused by utility easements, the lack of water and sewer connectivity, and electrical output and availability. Alden explored the concerns with the members and stated that he would investigate current and future options to mitigate the limitations.

B. Industrial Park – Ostling

Various business options are being explored with Blake Ostling and Jim Ostling for Lot# 055-107-014-0086, an 11.51-acre parcel in the IDPD. Alden stated that a three-phase electric power system would be needed and that he is looking into this with the utility company. No price had been determined with the Ostlings at the time of the meeting. Another inquiry about the same parcel had been made per Alden. He would keep the members updated as the requests develop.

C. Marijuana Ordinance

An overview of the seven possible licenses related to the marijuana industry and some implications, such as electrical utility drain for a grow facility, that each type of business may have on a community was provided by Alden. He cited examples of area communities and the impact of their choices. He informed the members that the Village Council had and will continue to research the industry in order to develop an ordinance. At some point the planning commission members will need to make a recommendation and Alden encouraged them to do their own research in preparation. He noted that public hearings will be needed during the ordinance development process as well.

VIII. Correspondence/Reports

Alden reported that he has been in communication with an area realtor regarding a large parcel near Hannah Street. The owner, Mike Grover may subdivide the property to allow for homes in the \$150,000 to \$200,000 range.

A landscape business out of Grayling has approached Alden about a 10-acre parcel in the I-75 business corridor near the Lear Corporation. This parcel had been retained under contract with Munson Healthcare but is no longer bound.

Preliminary discussions were held with Fick & Sons concerning hotel development options for the mixed-use property on the I-75 business loop. Alden will update the members should there be any further communications.

IX. Public Comment

No public comment.

X. Adjournment

A motion of adjournment was made by Roemer and Reilly second the motion. The motion was carried, 5-0. Meeting was adjourned at 6:30 PM.