

PLANNING COMMISSION MINUTES

3-21-2022

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.
Members excused: Heather Roemer, Steven DeVault. Others present: Ron Alden, Dan Scow, Jennie Walker, Jessie Sharpe, Jason Sharpe, Kyle Stonehouse
4. Approval of Minutes
Dixon asked for any discussion of the previous meeting minutes. Dixon noted the correction of Jenna Bauer's name. There was no further discussion. Dixon made a motion to approve the minutes and Suvada second the motion. The motion was carried with all members present voting aye.
5. Public Comment
There was no public comment.
6. Old Business
Zoning Board of Appeals (ZBA) Nominee Member – Two candidates applied, and Ed Toma was selected for the ZBA public position, per Alden.
7. New Business
 - A. Mixed Use Property
Alden identified the specific location along the business corridor and shared that there were additional requests for the property. Scow further explained that two developers were interested in tiny house developments, one for tourism and the other for permanent housing accommodations. After discussion of the new property requests and lot sizes, infrastructure needs and costs, and an earlier housing development rendition, it was decided that Alden and Scow would further explore each request. They would assess the total usage needs and location options with the Bauers and the two new interested parties to best determine how to meet the needs as well as other community essentials along the corridor. They will report their findings and possible green space financial supports from the State to the commission at the next meeting.

B. Five Buds Presentation

Sharpe, Sharpe and Stonehouse of Five Buds presented general and specific information about the retail recreational marijuana industry, State regulations, standards of operation, social equity plans, and security systems and measures. The METRC system, municipality fees, location requirements, hours of operation, and taxes were further explained.

C. Marijuana Ordinance

Alden shared that the lawyer has started to draft an ordinance and will continue to edit it until they believe it ready for the commission to review. He pointed out that Zoning Ordinance 7.7 would need to be reviewed and revised and that the new ordinance for a retail recreational marijuana would need to be added. The ordinance would need to address distances from schools, hours of operation, signage and traffic. Each of these items and other ordinances were briefly discussed.

8. Correspondence/Reports

- Alden will have Lot # 055-107-014-0086 and easements of the industrial park evaluated by a surveyor to ensure accuracy and readiness for sale. This lot will be separated into two parcels.
- Alden will establish addresses for each parcel in the industrial park after the survey is completed.
- Alden will have the marijuana ordinance emailed to the commission members when the draft is ready.

9. Public Comment

There was no public comment.

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 7:15PM.

Chairperson, Don Dixon

Date

Secretary, Jennie Walker

Date