

PLANNING COMMISSION MINUTES

1-23-2023

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. The regular meeting was scheduled on January 23, 2023, due to village office closure in observance of Martin Luther King Jr. Day on January 16, 2023.
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, Angela Cook, Kris Suvada, Steven DeVault. Members excused: none. Others present: Ron Alden, Jennie Walker, Matt Eichorn
4. **Approval of Minutes** - Dixon asked for any discussion of the previous meeting minutes. Dixon noted an error, but it had already been corrected, so Reilly made a motion to approve the minutes and DeVault seconded the motion. The motion was carried with all members present voting aye.
5. **Public Comment** - Matt Eichorn was introduced but deferred to present during New Business of the regular agenda.
6. **Old Business**
 - A. **Retail Recreational Marihuana Permit** - Alden shared that there was only one applicant for the permit and explained the remaining process. He indicated that the process was working well.
 - B. **Master Plan Process** – Alden stated Denise Cline of Northeast Michigan Council of Governments (NEMCOG) had assisted with the plan development five years ago. He asked her to partake via Zoom on 2-27-2027 to review and provide input on the process as the commission begins to update the Master Plan.
7. **New Business**
 - A. **Economic Development Update** – Alden indicated that he was working with Uncommonly Good and MEDC to find financial assistance as they remodel their building damaged by fire.
 - B. **Mobile Food Unit Licensing Ordinance** - Alden distributed preliminary copies for review.
 - C. **Verizon Tower** – Alden revisited the prospect of Verizon erecting a 225’ tower in the mixed-use or industrial park properties. Verizon expressed the need for a 100’x100’, but Alden preferred a space of 500’x500’ or 5.78 acres due to tower height. The tower would generate approximately \$430,000 over 30 years or about \$2,500/acre each year per preliminary talks. Dixon asked if alternate tower designs were possible to blend in better with surroundings. Alden will explore details more with Verizon and legal counsel.
 - D. **Chasin’ Cars Wash & Storage** - Alden introduced Eichorn and his desire to construct storage units behind the established car wash on Edna Street. A site plan was presented. Eichorn fielded questions from members. Eichorn will check into any special permits needed, and Alden will meet with Matt Letz, village building inspector, about any details or concerns that need to be address before approval.
8. **Correspondence/Reports** – Alden and members explored various housing options for the industrial park and the residential/mixed-use property. Alden shared possible water and sewer funding opportunities and well and septic alternatives for potential developments in each area. Planning commission members agreed to meet at the industrial park on February 6 at 5:00 PM to explore housing development options there. If time permits, they will also visit the residential/mixed use properties.
9. **Public Comment** - none
10. **Adjournment** - A motion of adjournment was made by DeVault and Cook seconded the motion. The motion was carried by members present. Meeting was adjourned at 6:47 PM.

Chairperson, Don Dixon

Date

Secretary, Jennie Walker

Date