

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
November 23, 2020**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the regular meeting of the Ross Township Planning Commission to order at 6:00 p.m. The Planning Commission meeting was conducted through electronic remote access.

ROLL CALL

Present: Chairperson Lauderdale
Michael Moore
Pam Sager
Sherri Snyder
Mike Sulka

Absent: Michael Bekes
Mark Markillie

Also Present: Bert Gale, AGS – Township Zoning Administrator
Kelly Largent, AGS – Township Zoning Administrator
Rebecca Harvey – Township Planning Consultant
Rob Thall – Township Attorney

APPROVAL OF AGENDA

The agenda was approved as presented.

APPROVAL OF PRIOR MEETING MINUTES

The Commission proceeded with consideration of the **October 26, 2020** regular Planning Commission meeting minutes. Moore moved to approve the minutes as presented. Sager seconded the motion. The motion carried unanimously.

NEW BUSINESS

1. Public Hearing – SLU/SPR for a Marina and related Outdoor Storage (Gene's Marine)

The next matter to come before the Planning Commission was consideration of the request by Eugene Rothenberg (Gene's Marine) for special land use permit/site plan review for a proposed marina and related outdoor storage of recreational vehicles. The subject property is located at 12413 M-89 (Lots 51-57, Plat of Bayview) and is within the C-1 District.

Chairperson Lauderdale opened the public hearing.

Harvey provided an overview of the proposal, explaining that the applicant desires continued use of the existing 6160 sq ft building on the site for Gene's Marine (5800 sq ft warehouse/350 sq ft retail/office) and the use of the larger development site (Lots 51-57) for the outdoor storage of boats/recreational vehicles. She noted that a 'marina' and 'outdoor activities' accessory to the marina are special land uses within the C-1 District.

Referencing the staff report provided, Harvey advised that the site plan is lacking detail with respect to key design requirements of the C-1 District, such as: site access; site circulation; parking; and, landscaping. She suggested that a meeting between the applicant and staff to discuss needed site plan revisions prior to the Planning Commission conducting a review may be beneficial.

Rothenberg stated that he is new to the process and that he is happy to work with the Township to bring the site plan into compliance with the Zoning Ordinance.

Sulka expressed initial concern with the applicant's proposed use of the MDOT right-of-way; the use of the adjacent parcels not currently under the applicant's ownership; and, the lack of proposed landscaping.

Gale reminded that the current use of the property did not receive approval, and that enforcement of the violation has been temporarily suspended while the applicant moves through the approval process. With that said, he expressed support for the suggested meeting between staff and the applicant to discuss the required revisions to the site plan.

Township Attorney Thall advised that the Planning Commission can keep the public hearing open and postpone the matter to a specific future meeting date so as not to require additional notice.

Chairperson Lauderdale then moved to postpone action on the request for Special Land Use Permit/Site Plan Review for the proposed marina and outdoor storage to the January 25, 2021 Planning Commission meeting to allow the applicant to meet with Township staff to discuss required revisions and for the preparation of a revised site plan. Sulka seconded the motion. The motion carried unanimously.

Chairperson Lauderdale stated that he feels this represents a good example of the Township staff and Planning Commission working together to provide needed

assistance to a Township property owner and ensuring a fair and consistent process.

UNFINISHED BUSINESS

1. Master Plan Update

Chairperson Lauderdale noted that the review/update of the Master Plan and Future Land Use Map was completed in September, and that Harvey was requested to revise the draft Master Plan pursuant to the review comments provided for final Planning Commission review.

Referencing the final draft Master Plan provided to the Planning Commission, Harvey reported that all of the requested revisions had been made and the remainder of the census/data updates completed. She noted that the only element lacking is the updated Existing Land Use (ELU) Map, and the existing land use acreages needed for Chapter 4, but that said update is underway and should not hold up the Commission's final review this evening.

Several Commission members noted that they had received an electronic copy of the final draft plan that morning and desired more time to conduct a review of the requested revisions/updates. They also expressed a preference for a hard copy of the plan rather than an electronic version.

Chairperson Lauderdale stated that the Township had also received a copy of the plan and that he would request that hard copies of the document be made for Commission member pick up.

It was then agreed that the final review of the updated plan would be placed on the January agenda.

REPORT FROM TOWNSHIP BOARD

Sulka reported that work on the Sherman Lake assessment district has been completed.

Chairperson Lauderdale and Sulka then advised that the Township Supervisor was not supportive of the Planning Commission's response to the dock situation raised at the October meeting and is currently considering the Township's next step.

REPORT FROM ZONING BOARD OF APPEALS

Chairperson Lauderdale stated that the ZBA did not meet in November, 2020.

PUBLIC COMMENT

No public comment was offered.

MEMBERS, CONSULTANTS, ADVISORS

Chairperson Lauderdale introduced and welcomed Linda Walters, the recently elected Township Clerk.

ADJOURN

There being no further business to come before the Commission, the meeting was adjourned at 6:42 p.m.

Respectfully Submitted,
Rebecca Harvey, AICP, PCP
Township Planning Consultant

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