

**PLANNING COMMISSION
ROSS TOWNSHIP
September 17, 2021**

CALL TO ORDER:

Chairperson Lauderdale called the special meeting of the Ross Township Planning Commission to order at 5:00 p.m. at the Ross Township Hall.

ROLL CALL:

Present: Chairman Jim Lauderdale
Mike Bekes
Mark Markillie
Steve Maslen
Michael Moore
Pam Sager
Sherry Snyder

Absent: None

Also present: Bert Gale, AGS – Township Zoning Administrator
Robert E. Thall – Township Attorney

APPROVAL OF AGENDA: Bekes moved to approve the agenda. Snyder seconded the motion. The motion carried unanimously.

NEW BUSINESS:

Special Land Use Public Hearing Regarding 9 Gull Lake Island

Chairman Lauderdale introduced the special land use application of Susan and Robert Brown requesting to renovate their storm damaged accessory guest house at 9 Gull Lake Island in accordance with Section 22.3.B of the Ross Township Zoning Ordinance. As the proposed renovation results in an expansion of a nonconforming building a special land use under the Zoning Ordinance is required. Chairman Lauderdale indicated that the Zoning Board of Appeals met in special session on September 15th and approved variance requests for the renovation of the storm damaged accessory guest house allowing for a side yard setback of seven feet and a square footage increase to 684 square feet.

Chairman Lauderdale opened the public hearing.

Bekes noted letters from two neighbors in support of the special land use.

David Pike, the architect on the project, appeared on behalf of the applicants. He indicated that with a recent storm a tree fell on the existing accessory guest house. He then went on to explain

the renovations proposed to address the storm damage and the age of the structures. He further indicated that the renovations would make the building more appealing in appearance and provide for better use.

Bekes indicated that he appreciated the drawings provided.

Markillie indicated that he viewed the property from satellite image.

Chairman Lauderdale indicated that he visited the site and that the plans are accurate. He further indicated that the renovations are more consistent with structures on the island.

There was no further public comment and the public hearing was closed.

The Planning Commission reviewed the criteria for special land use pursuant to Section 19.3 of the Ross Township Zoning Ordinance. In response to inquiry from Sager, Bert Gale indicated that the structure was a lawful nonconforming preexisting guest house. There was consensus from the Planning Commission that the requested renovations met the six criteria in the Zoning Ordinance. The Planning Commission determined that: the renovated structure is compatible with the natural environment; that it is adequately served by utilities and services; that it is compatible with adjacent uses of land; that it fits in nice with nearby properties; and the repair is consistent with the intent and purpose of the Zoning Ordinance.

Motion was made by Chairman Lauderdale that the Planning Commission approve the request of Susan and Robert Brown for a special land use to renovate their storm damaged accessory guest house at 9 Gull Lake Island consistent with the information presented to the Planning Commission and the report from AGS. The motion was seconded by Bekes and upon a vote carried unanimously.

PUBLIC COMMENT:

There was no public comment.

ADJOURN:

Upon motion by Snyder, seconded by Bekes, the Planning Commission voted unanimously to adjourn the meeting at 5:14 p.m.

Respectfully Submitted,

Robert E. Thall, Bauckham, Sparks, Thall, Seeber
& Kaufman, PC
Township Attorney