

# VILLAGE OF ROSCOMMON

## PLANNING COMMISSION

Minutes of June 14, 2012 Public Hearing and Meeting

Chairman Curnalia called the Public Hearing to order at 3:00 PM.

Planning Commission Members present: George Kestenholtz, Tim Legg, Bill Curnalia and Bob Qualls.

Members absent: Jesse Carlson

Others Present: Kathy Murphy, Ron Sharpe, Wini Sharpe and Allen Lowe.

Chairman Curnalia explained that the Village of Roscommon was requesting that the zoning on its 18 acres located on South M-18 be rezoned from Highway Commercial to Mixed Development.

Village Manager, Allen Lowe, explained that there was interest in locating an office building on the site and it was not permitted with the current zoning designation. Adjacent property is currently zoned Mixed Development.

The Planning Commission took questions and comments from those in attendance.

Chairman Curnalia closed the Public Hearing at 3:08 P.M.

Chairman Curnalia called the meeting of the Planning Commission to order at 3:08 P.M.

### Village of Roscommon Rezoning Request

The Commissioners discussed the implications of rezoning the entire 18 acres. One of the goals of the Village Master Plan is to promote growth in all land uses. This change would encourage that growth. They all agreed that offices would be an appropriate use on the property on the highway.

Motion by Kestenholtz that the Planning Commission recommend to the Village Council that the portion of parcel number 005-107-015-0082 currently zoned Highway Commercial be rezoned to Mixed Development.

Seconded by Qualls. Ayes: Qualls, Curnalia, Legg, Kestenholtz. Nays: none. Absent: Carlson.

Discuss Amendment to Downtown Commercial Zoning District

Manager Lowe explained that restaurants are not a permitted use in the downtown commercial district. Those now located there are existing, nonconforming uses and cannot expand. Additionally, no other restaurants can locate on the downtown.

The commissioners discussed whether that is a problem and how it could best be rectified. They asked Manager Lowe to draft a proposed amendment to the Zoning Ordinance making restaurants a permitted use in the Downtown Commercial District and allow them to have outdoor seating on their own property only. Any proposed outdoor seating would have to come to the Planning Commission for approval.

Discuss Possible Amendments to Site Plan Review Requirements

The Commissioners discussed three possible additions to the requirements for commercial site plan review.

- They decided not to require a designated location for snow storage on site plans.
- They would revisit the issue of requiring a performance bond for large commercial or industrial projects.
- They did not want to require a reuse plan for large developments.

Motion by Legg to adjourn. Seconded by Kestenholtz.

Meeting adjourned at 3:37 PM.

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Bill Curnalia, Chairman

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Allen Lowe, Acting Secretary