

Rollin Township Planning Commission

Minutes

Special Meeting – August 27, 2015

I: Call to Order

II: Pledge of Allegiance

III: Members Present: Douglas Kapnick, Walter Miller, Nancy Nichols, Bruce Walker, Mike Clark, Jim Driskill, absent Barb McClain

There were 24 members of the public in attendance.

IV: Receive comments of applicant / owner on proposed rezoning of parcel 3 from CR to C1
Todd Olsen spoke about the proposed restaurant

V: Acknowledge written comments received on proposed rezoning

VI: Receive comments on proposed rezoning by persons attending hearing

Chuck James asked if this rezoning was for the entire property and was informed that it is only for parcel 3.

Larry Patton asked if the concrete slab from the old building was going to be used for handicap parking and if the restaurant would have boat access? Mr. Olsen said the concrete slab would be used for handicap parking and that they were requesting 40 boat slips for the restaurant.

Jim Neil asked if a variance would be needed to build on the property and was informed that a variance would be required and would be handled by the Board of Appeals.

Scott Westfall asked what would happen in the future if the zoning is changed and the restaurant fails.

Chairman Kapnick said that the property could only then be used for uses permitted in C1

Leonard Giesige asked about noise restrictions and was told that that was handled by zoning enforcement

Jody Stokes asked how many seats were going to be in the new restaurant? Todd Olsen said that is not known at this time.

Carol Stokes asked if the 40 boat slips would be rented? Todd Olsen said no that these 40 slips are for transient use for the restaurant only.

Earl Henderson asked why this zoning decision was not delayed until after the DNR Hearing on the proposed new docks and 168 requested boat slips?

Allan Tarschis said that 40 dock slips would be for the restaurant only and the remaining 128 would be for the marina.

Jim Driskill said that he had spoken to the Lenawee County Road Commission and that they said that the developers were working with them and following their rules to date.

Larry Patton asked what would happen if the restaurant fails-could the zoning be changed back to CR?

Mike Clark said that this might be difficult.

Scott Westfall asked how this could the zoning be changed back to CR?

Doug Kapnick said that the entire process would have to be repeated and could not say if would be possible or not in the future.

Carol Stokes expressed concern about the request for so many boat slips and was informed that that is a decision for the DNR.

VII: Close Public Meeting-

After all members of the public who wished to address the Board were finished with their comments Chairman Kapnick closed the public portion of the meeting and a short break was taken.

VIII: Discuss Proposed Rezoning

- a: Determine whether proposed rezoning is consistent with Township land use plan.
- b: Review permitted uses and special exception uses which property could be used if rezoning is approved.
- c: Evaluate whether property is appropriate to be used for uses allowed in requested zoning district.

IX: Motion recommending approval or disapproval of proposed rezoning

After discussion, Jim Driskill made a motion to recommend changing the zoning of the subject property from CR to C1, second by Walt Miller, roll call vote Kapnick aye, Miller aye, Walker aye, Clark no, Driskill aye, Nichols aye

Motion carried 5-1

X: Adjournment: Motion to adjourn by Walker, second Miller, vote all aye

Meeting adjourned at 7:50 PM

*Any person may speak for up to three [3] minutes during the public comment period. Groups of one [1] or more have the option of selecting a spokesperson, who may speak up to twenty [20] minutes. Any person may make a video or audio recording of the meeting.