

# Higgins Township Planning Commission

## September 26, 2022 Special Meeting Minutes

Call to order: The special meeting was called to order by Chairman Jim Smith at 1:30pm on Wednesday, September 26, 2022, followed by the pledge of allegiance.

Roll Call:

Present- Jim Smith, Chairman, Laurie Granlund, Mary Alice McKindles, Julie Peters, Tom Jennette, Ex Officio.

Absent- None

Persons in attendance: John Gubancsik, Sue Jock.

New business:

### Zoning Variance Request

Discussion on zoning variance request by John Gubancsik to erect a 14' x 24' garage at 117 AuSable Trail on property 35 feet from the street. This is less than the township's zoning ordinance requirement that the distance be no less than 50 feet. During the discussion it was determined that the property the garage was to be built upon was on a separate lot from the property the home was built on. Higgins Township Zoning Ordinance requires the garage must be built upon the same lot as the home. Motion to deny Mr. Gubancsik's request for a 35-foot setback variance was made by Laurie Granlund, seconded by Mary Alice McKindles. All ayes. Motion carried. the commission asked Mr. Gubancsik to have the 2 lots combined as one and present to the planning commission the lots are recorded and deeded as one lot. After this is completed and presented to the planning commission, the planning commission will meet to discuss the 35-foot set back request.

### RARA Open Space Plan

Sue Jock presented to the planning commission the new 5-year open space Roscommon Area Recreation Master plan for review by the Higgins Township Planning Commission to help get grant funding with the Village of Roscommon.

Old business: Higgins Township Master Plan will be discussed further in October, 2022.

The planning commission next quarterly meeting will be held in Higgins Township Hall at 1:30pm, October 5, 2022.

Motion by Laurie Granlund, seconded by Julie Peters to adjourn the meeting at 2:17pm. All ayes. Motion carried.