

Gerrish Township Planning Commission
Regular Meeting – November 1, 2012

Chairman Barber called the meeting to order at 7:00 P.M., Gerrish Township Municipal Building

Present: Nate Alyas, Thomas Barber, William Case, Robert Hoffman, Rebecca Ragan,
Mary Ann Russom

Absent: Gary Long-Trustee

Attending: Larry Robinson, Nanie Robinson, and Nick Sergeant of Sergeant Septic Service &
Excavating LLC, Robert Yaske - Gerrish-Township Zoning Administrator, Mary
Link-Trustee, Rick Meeks

Minutes of October 4 were reviewed. Ragan moved to accept the minutes as presented,
supported by Case; APPROVED.

Agenda Changes: None

Correspondence: None

Public Comment: None

CURRENT BUSINESS:

- A. Sergeant Septic Service gave a very informative presentation on septic maintenance. How often a septic system should be pumped to different variables within the community from full-time residents to vacationers, from newly constructed systems to old Sears and Roebucks tanks. Septic systems are not only pumped, but can be evaluated for proper maintenance operation. Being underground, septic systems are prone to be out of sight-out of mind until a serious problem occurs. Real Estate companies often call upon Sergeant's for septic inspection for the running water test is not reliable. Not only is it important to manage and evaluate ones septic system for personal reasons but also for the health and welfare of the public and environment.

If considering a septic inspection and transfer ordinance, what procedure would facilitate the process without becoming overly burdensome to the public? 1) Septic system location, age, size, field. 2) Septic system serving single family or multi-family. 3) Record keeping concerning location and maintenance - Health Department, Township. 4) Home size, seasonal vs. fulltime usage. 5) Time schedule to implement the policy – 5 years. 6) Grandfather clause consideration. 7) Simple procedure – sends a card to residence, have card signed when system is pumped or evaluated, and return card to township. 8) Violations, penalties, fines. 9) Site Plan useful for determining new field/septic system.

It was greatly appreciated and educational for the informative session. Nick Sergeant handed out pamphlets about Septic Maintenance Inspection and available payment packages that works for you.

- B. Review Septic Inspection and Property Transfer Ordinance Draft of 11.23.11, and Intergovernmental Agreement for Administration of the Gerrish Township Septic Inspection and Transfer Ordinance Draft dated 11.23.11: Discussed: 1) Yearly inspection – slug evaluation. 2) Available financing sources– identify sources. 3) Lean on house– if not complied. 4) Semiannual ground inspection. 5) Maintain system log. TABLED for further study.
- C. MTA Zoning Workshop Comments: Workshop was attended by Yaske, Newton, Hoffman, and Russom. Updates for regulating recreational use of public road ends, and methods of dividing land are presently implemented in the township. Collocation of wireless communications equipment was greatly encouraged. The current Zoning Ordinance Sec. 7.28 B Wireless Communication Towers will be reviewed to determine if it should be amended to include application due dates or if due dates are sufficient enough on an application form.
- D. Review and Develop Medical Marijuana Ordinance Criteria: Continue to monitor Michigan Medical Marijuana court cases, continue with current status of maintaining a moratorium, continuing focusing on regulations regarding potential commercial enterprise for Medical Marijuana location and standards. Review Sec. 7.2D, Sec 7.3E, Sec.7.6 A, C-2 Zoning District, and Article 7.
- E. Speculate on events and zoning items that would require an onsite Health Department inspection of a septic system: Comments were system evaluation, zoning ordinance on non-conforming lots, increase usage, and noting that 27% and up to 50% of the county's septic systems lack records.
- F. Review Zoning Board of Appeals current Sec. 16.7 Variances A, B and proposed Sec. 16.7 A, B draft: Discussion followed on the items of practical difficulties; all must be met and the legality of listing all items if the first one is not met. TABLED for future consideration.

OPEN LINE: 1) The origin of the “grandfather” clause. 2) Ham radio antennas see Title 47 C.F.R. 97.15. 3) Standards for small on-site energy systems were mentioned.

Moved and seconded to adjourn the meeting at 9:15 P.M. CARRIED

Next scheduled meeting: December 6, 2012 at 7:00 PM.

Mary Ann Russom, Secretary

Thomas Barber, Chairperson

Approved: