

Gerrish Township Planning Commission

Regular Meeting June 7, 2018

Meeting was called to order at 7:03 p.m. by Chair William Case.

Members present: Case, Boyle, Link, Wansa, Shaltz, and Briggs

Member absent: Purtell

Also present: Jason Jansen and resident, Jane Case.

Motion by Shaltz, seconded by Wansa, to approve the minutes of the May 3, 2018, meeting with corrections as noted. Motion carried.

Board report from Trustee Link: Township Board agrees with the proposed change in the height of accessory buildings. Zoning Ordinance Text Amendment required steps handout distributed.

Motion by Shaltz, seconded by Briggs, that Section 20.8D2, Article 20, D. Height 2. be amended to read:

Accessory buildings and structures in Conservation and Residential Districts shall not exceed one (1) story in height and in no case shall a detached accessory building or structure exceed twenty-one (21) feet in height in the R-1, R-1A, R-2, R4, R-MF and RMH Districts, thirty (30) feet in the RC and RR Districts. See definition of 'Height' in Article 21. (Amended by Ordinance XXXVI-1 10-8-12). Motion carried.

Motion by Boyle, seconded by Shaltz, that the Public Hearing for the proposed amendment be held Thursday, July 5, 2018, at 6:45 p.m. Motion carried.

Although our real estate market liaison member was not present, members present through observations felt that the market was continuing to grow.

Jason indicated an increase in issued permits.

It was noted that Chief Hill and Jason Jansen are continuing work on a long-term Rental Ordinance. It will be a stand-alone Ordinance and will require a Construction Board of Appeals to be formed. The goal is to have it in place by the beginning of the 2019 year.

The Master Plan Update Guide provided by Member Shaltz from the Michigan Economic Development Corporation which was completed at the May meeting was discussed. A reminder that a review of the Master Plan is required once per five years. It was suggested that a review each year be done to keep abreast of happenings/changes in the Township.

Motion by Shaltz, seconded by Briggs, that the Planning Commission consider the five-year review of the Master Plan completed and find no reason to undertake any changes or revisions at this time. Motion carried.

Michael Briggs indicated that he has applied for the ZBA opening.

The appointment of Secretary of the Planning Commission will be tabled until July when all members are present.

To be discussed at a future time by the Planning Commission members:

- a) Article 3, Footnote 6, Side Yard Setbacks for lots 75 feet or less in width – 6 ft. minimum side yard setback with a total of 14 ft. minimum
- b) Article 3, Table 3-4, Footnote 3a – distance from shoreline of lakefront buildings – commonly called 'line of sight' restriction

Motion by Shaltz, seconded by Wansa, to adjourn the meeting at 8:40 p.m. Motion carried.

Norma Lee Boyle, Secretary