

GERRISH TOWNSHIP PLANNING COMMISSION

MEETING: Regular Monthly Meeting.

DATE: July 5, 2018

MEMBERS PRESENT: Briggs, Case, Kirkpatrick, Link, Shaltz, and Wansa.

MEMBERS ABSENT: Open Position (Commissioner Purtell resigned effective Jul 5, 2018).

OTHERS PRESENT: Jason Janson (Gerrish Township Building & Zoning Administrator), and 1 resident.

MEETING OPENED: Meeting called to order by Chair William Case at 7:00 p.m. Welcomed new Board Commissioner Mr. Kelly Kirkpatrick, attending his first meeting on the Gerrish Township Planning Commission (GTPC).

PLEDGE TO THE FLAG: At 7:00 p.m.

APPROVAL OF MINUTES (MEETING ON JUN 7, 2018): Motion by Shaltz, seconded by Kirkpatrick to approve minutes of the meeting held Jun 7, 2018. Motion carried (6-0).

AGENDA CHANGES: Motion by Shaltz, seconded by Wansa to move the election of the GTPC Secretary from later in this meeting to the next item on the agenda. Motion carried (6-0).

ELECTION OF PLANNING COMMISSION SECRETARY:

1. Motion by Shaltz, seconded by Wansa to nominate Commissioner Briggs as the GTPC Secretary. Motion carried (6-0).
2. Motion by Shaltz, seconded by Wansa to elect Commissioner Briggs as the GTPC Secretary. Motion carried (6-0).

TOWNSHIP BOARD NEWS (Commissioner Link):

1. *Gerrish Fire Chief.* Jul 6, 2018 is Chief Jim Lippert's last day as Chief (retiring). The Gerrish Township Board of Commissioners will vote at their next meeting (Jul 10, 2018) to approve Chief Lippert to continue to work as the Assistant Fire Chief for the next two (2) to three (3) months to help facilitate an effective transition with the new Fire Chief, Mr. James Fisher.
2. *Gerrish Marina.* The Marina has been very busy. There are one hundred sixty two (162) names on the waiting list for a boat slip (estimated six (6) year backlog). The Marina is exploring opening up a limited number of "dry dock" storage slips, where boats would be stored on trailers in a Marina building.

REAL ESTATE ACTIVITIES (Commissioner Purtell):

1. Commissioner Purtell resigned from the GTPC effective Jul 5, 2018 due to her regular job workload with the increase in demand in the real estate market that is limiting her available time to effectively serve on the GTPC. Hence, she was not available to provide an update on local real estate activities.
2. Commissioner Case added that the real estate market in our area continues its positive trend with an improved turnover rate, and the apparent "seller's market."

BUILDING & ZONING ACTIVITIES (Administrator Jansen):

1. *Storage Units Zoning.* There was a recent inquiry concerning the possible rezoning of an area for building new rental storage units.

POLICE REPORT (Chief Hill): Commissioner Case relayed there was nothing significant to report.

FIRE/EMS REPORT (Chief Lippert): Commissioner Case relayed there was nothing significant to report.

ZONING BOARD OF APPEALS CONCERNS (Commissioner Briggs):

1. ZBA 18.05 on Jun 25, 2018. 207 Grandview Ave, Variance Approved (Last Board for Boyle).
2. ZBA 18.06 on Jul 2, 2018. 214 Jackson Blvd, Variance Approved (First Board for Briggs).
3. ZBA 18.07 on Jul 16, 2018. 206 Lakewood Ave, Upcoming hearing.
4. ZBA Appeal TBD. The Circuit Court has indicated it will soon direct a rehearing of a prior case.

QUICK REVIEW OF ARTICLES 1 & 2 OF THE GERRISH TOWNSHIP PLANNING ORDINANCE:

1. Zoning Ordinance Review Process. The issue whether or not a complete or partial review of the Gerrish Zoning Ordinance Articles is needed was discussed. Several options the GTPC can take are under consideration, to include the following: (1) conduct a comprehensive review of all the Articles, focusing on several per meeting until finished; or (2) selectively review recommended Articles that might warrant an update based on a variety of reasons (e.g. those identified by the Building & Zoning Administrator whose wording and/or criteria are confusing, unnecessarily restrictive, or have not been appropriately updated to reflect changes in County, State, or Federal Laws). A consensus was reached to go with option (2) above for the near term and have Administrator Jansen recommend candidate Articles for review to the GTPC at future Monthly Meetings.
2. Articles of Interest to Review at Next Meeting (Recommended by Administrator Jansen).
 - a. Front Yard Setbacks – Footnote 3 for Table 3-4 (pg 3-11).
 - b. Side Yard Setbacks – Footnote 6 for Table 3-4 (pg 3-11).
 - c. Fences & Walls – Article 20.15 (pg 20-8).

OPEN LINE:

1. Planning Commission Voting Process Concerns. Commissioner Case discussed the possibility of amending the GTPC Bylaws Section 5.G (Meeting.Voting) to conform with Michigan Congressional Procedures with respect to percentage of votes needed to approve any formal vote when not all GTPC members are present, but a Quorum does exist. No action was taken to adopt this process.
2. Mobile Home Park. Commissioner Wansa expressed his concerns of the poor condition of a Gerrish Mobile Home Park and stated the Gerrish Township Board needs to adopt Michigan Property Maintenance Code and conduct inspections to enforce the code Township-wide on all homes (rental and non-rental) in an effort to improve the community. He provided reference copies of a State of Michigan Department of Licensing and Regulatory Affairs Notice to Michigan Department of Environmental Quality and Local Enforcement Agencies, RE: Mobile Home Park Licensing Process Update, dated Jun 19, 2015. A discussion followed highlighting the difficulties of adopting and enforcing such a code on all residences, such as limited resources (funds and manpower to inspect), potential community resistance and law suits like those arising in Battle Creek, MI whom recently adopted such codes. The Gerrish Township Board of Commissioners anticipate considering a new Gerrish Township Rental Ordinance during the fall of 2018 that would adopt and/or incorporate elements of the International Property Maintenance Code.

ADJOURN: Motion by Shaltz, seconded by Wansa at 7:45 p.m. to adjourn.

NEXT MEETING: August 2, 2018 at 7:00 p.m.