

GERRISH TOWNSHIP (GT) PLANNING COMMISSION

MEETING: Regular Monthly Meeting.
DATE: Oct 4, 2018.
MEMBERS PRESENT: Briggs, Case, Kirkpatrick, Link, Semack, Shaltz, & Wansa.
MEMBERS ABSENT: None.
OTHERS PRESENT: Jason Janson (GT Building & Zoning Administrator),
Brian Royce & Todd Jansen (Sketch Plan Review Presenters).

MEETING OPENED: Meeting called to order by Chairman Case at 7:00 p.m.

PLEDGE TO FLAG: 7:00 p.m.

APPROVAL OF MINUTES (MEETING ON SEP 6, 2018): Motion by Link, seconded by Kirkpatrick to approve minutes of the Regular Monthly Meeting held Sep 6, 2018. Motion carried (7-0).

AGENDA CHANGES: None.

TOWNSHIP BOARD NEWS (Commissioner Link):

1. *Gerrish Township Residential Rental Property Ordinance Development.* This effort is still on track with the goal to have a Gerrish Residential Rental Property Ordinance approved by February 2019.
2. *Gerrish Township Compost Site.* The Gerrish Township Board (GTB) is continuing to gather information on possible usage fees and gate operations.
3. *Gerrish Township Marina.* The GTB is developing a job description for a proposal to hire a Manager to run the Gerrish Township Marina, beginning in the Summer of 2019.

BUILDING & ZONING ACTIVITIES (BZA) (Administrator Jansen):

1. *Sketch Plan Review (3975 W. Federal Hwy, Roscommon, MI 48653).* Mr. Brian Royce & Mr. Todd Jansen appeared on behalf of applicants (Dr. Karrie Williams & Ms. Heather Compton) to seek approval to change the use of the existing vacant building used as an office space to residential multi-family use. As part of a development team interested in purchasing and renovating the property at the above address, they presented a Sketch Plan to the Gerrish Township Planning Commission (GTPC) to ascertain the feasibility of getting a Site Plan Approval of this property development proposal. Hence, they proposed to convert this office building to a multi-unit rental complex consisting of five units (each ~960 sq. ft) along with detached carports. The information provided by the applicants was reviewed for compliance with the GT Master Plan and Zoning Ordinance and found to be non-compliant. The applicants were informed that in accordance with Zoning Ordinance Article 3 (Zoning Districts, Regulations, & Maps), this proposal would require a "Rezoning" of the property from Local Commercial District (C-1) to Multiple Family Residential District (R-MF), contrary to a "Change of Use" that they believed was required. The GTPC did not approve, or provide recommendations concerning the Sketch Plan, but focused on the rezoning issue. Rezoning of this property must be done separately from the Site Plan Approval process. By law, the request to rezone a property must come from the property owners, which the applicants are not as of this date. Since there is no standing official request to rezone due to the noted circumstances, the GTPC decided to establish its position on rezoning this property that it would recommend to the GTB in the future if so required. Two primary factors were discussed prior to voting on a motion: (1) Master Plan designated zones (location, availability, and opportunity to develop); and (2) "Spot Zoning" definition, applicability, precedence, and concerns of potential costly legal appeals. Hence, there was a motion by Semack, seconded by Wansa, as follows: ***"Motion to recommend that the Gerrish Township Board not rezone the property at 3975 W. Federal Hwy,***

Roscommon, MI 48653 from Local Commercial District (C-1) to Multiple Family Residential District (R-MF), as it is not in compliance with the Gerrish Township Master Plan, and could be considered as Spot Zoning.” Motion carried (7-0).

2. Front & Side Yard Setbacks. The zoning requirements for the front & side yard setbacks were discussed again for possible changes. Administrator Jansen agreed to provide a proposed rewrite of the Zoning Ordinance (Article 3, Footnotes for Table 3-4 – Site Development Requirements, Section 3.a.).

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

FIRE/EMS REPORT (Chief Fisher): Commissioner Case relayed NSTR.

ZONING BOARD OF APPEALS CONCERNS (Commissioner Briggs):

1. ZBA 18.08 on Sep 17, 2018. 200 Robbins Ave. Setback Variance Approved (4-1).
2. ZBA 18.09 on Sep 17, 2018. 1529 E. Higgins Lake Dr. Nonconforming Structures Variance Approved (5-0).

SITE PLAN REVIEW CHECKLIST (Commissioner Briggs):

Commissioner Briggs is still working on a proposed Site Plan Review checklist for the GTPC to review.

OPEN LINE:

1. Aquatic Invasive Species (Starry Stonewort) to Higgins Lake. Commissioner Semack provided a synopsis of the current efforts in progress to address the emerging problem of the Starry Stonewort that is now present in Higgins Lake (currently found in the South State Park Lagoon, South Sunken Island, Flag Point, and the West Boat Launch). This is a huge threat to Higgins Lake, that “forms dense mats in lakes that can significantly reduce the diversity of other aquatic plants. Dense mats of vegetation can also impede movement of fish, spawning activity, water flow, and recreational activities.” [Ref: https://www.michigan.gov/invasives/0,5664,7-324-68002_71240_73848-368746--,00.html].
2. Markey Township (MT) Planning Commission (MTPC). Commissioners Briggs and Link attended the Markey Township Public Hearing on Sep 27, 2018 regarding “The MT Medical Marijuana Facilities Licensing Ordinance.” MTPC is going to defer readdressing their proposed ordinance until after the November 2018 Election.

ADJOURN: Motion by Briggs, seconded by Wansa at 9:05 p.m. to adjourn. Motion carried (7-0).

NEXT MEETING: Nov 1, 2018 at 7:00 p.m.

Michael B. Briggs, Secretary

Date