

Gerrish Township Planning Commission (GTPC)
Regular Meeting – June 5, 2014

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, Mary Link Trustee, Rebecca Ragan, Mary Ann Russom

Absent: None

Attending: Steve Lubeka Zoning Administrator; Mike Heacock, Terry L Miller, and Michael L Richie of Roscommon Baptist Church; Terry L Martin, June Martin and Bernard H Yantz of Great Lakes Communication; Jim Lippert Trustee.

Minutes of May 1, 2014 were reviewed. Hoffman moved to accept the minutes as presented, supported by Link; APPROVED with 2 abstained.

Agenda Changes: None

Correspondence: 5/5/14 Letter from Markey Twp.; New Master Plan notification.

Response: Notification noted.

CURRENT BUSINESS:

A. Conduct Public Hearing:

7:03 P.M., MOTION was made by RAGAN, seconded by LINK to open the Public Hearing concerning Amendment changes to Gerrish Township Zoning Ordinance; CARRIED unanimously.

7:10 P.M., MOTION was made by HOFFMAN, seconded by RAGAN to close the Public Hearing; CARRIED unanimously.

B. Review Public Hearing Comments:

No comments.

7:11 P.M., MOTION was made by HOFFMAN, seconded by CASE to forward the Amendment Changes to Roscommon County Planning Commission for comments and reviews; CARRIED unanimously.

Amendment 1: Sec. 20.5 deletion; addition of Footnote 6 C to Table 3-4.

Amendment 2: Table 3-4 Footnotes 5 & 6 Revision.

Amendment 3: Sec. 3-6 clerical correction.

Amendment 4: Sec. 9.4 A 4 Construction Signs.

Amendment 5: Sec. 14.3 Final Site Plan Application Submittal.

Amendment 6: Sec. 20.15 C Commercial Districts fencing.

C. Review Site Plan & Special Use Permit for Roscommon Baptist Church property code

72-004-011-001-0080: A second Site Plan Review was requested by GTPC on 5/1/2014 to address and to include several items of concern to proposed Roscommon Baptist Church site plan drafted by architectural firm of Connecting Spaces, Hudson, OH, dated 5/14/2014. On 5/6/2014 a letter was sent to Mr. Heacock outlining these concerns.

8:29 P.M., MOTION was made by HOFFMAN, seconded by CASE to recommend to the Township Board to grant preliminary approval of the Architect Site Plan as presented for Roscommon Baptist Church, property ID 72-004-011-001-0081, as drafted by Connecting Spaces of Hudson, OH and dated 5/14/2014 with the following conditions:

1. Landscaping and fencing on site plan will conform with Sec. 11.5 Parking Lot Landscaping and Fencing of zoning ordinance.

Reason: Concern with car lights when cars are traversing parking area impacting dwelling on east side of property. Current plan does not reflect compliance with Sec. 11.5.

2. To submit a Parking Surface and Drainage Plan completed by a Site Engineer that complies with Sec. 10.3 Site Development Requirements for Off Street Parking of the zoning ordinance.

Reason: Current plan does not address concerns with parking water runoff and drainage from rain and snow melt staying on property and not impacting adjoining properties or road.

3. Engineered Site Plan to include phasing and list of areas of hard surface completion. Phase One to show areas to be paved and temporary surface area. Phase Two to show balance of area to be paved and completed within one year after occupancy.

Reason for phasing: Due to cost, owner requested that they be allowed to phase in hard surfacing parking and entrance road.

4. All the above conditions are to be submitted before or by July 10, 2014 for review by Planning Commission. CARRIED unanimously.

D. Review Site Plan & Special Use Permit for Great Lakes Communications property code

72-004-030-013-0090: GTPC reviewed the Special Use Permit and Site Plan for Great Lakes Communications for the purpose of replacing the existing tower of 300 ft. with a 460 ft. tower with a lightning rod and may accommodate colocation of antennae for future users.

9:00 P.M., MOTION was made by BARBER, seconded by ALYAS to recommend to the Township Board to grant approval of the Special Use Permit and Site Plan for Great Lakes Communication as drafted by LANDTECH , dated 4/7/2014 for property code ID 72-004-030-013-0090. Site Plan complies with Sec. 7.28 B2 Class 2 Communication Tower with exception with the following conditions:

1. The mono pole construction is not applicable to this tower due to the height.
2. Under Sec. 2.28 D a 25% reduction in the standard distance was granted.

Reason: GTPC reduced the distance between tower and surrounding residential uses due to the low density zoning of the surrounding properties and the new tower location within the center of the thirty-one (31) acre parcel. CARRIED unanimously.

There was no conflict with the Land Use Plan. The existing tower will be removed. The expansion of the new tower's usage would not be detrimental neither to the general public nor the surrounding property while providing better service to the community.

E. Septic Inspection Standards for Property Transfer: A letter to Township Board from BARBER on behalf of GTPC, dated 5/19/2014, was acknowledged. It referred to evaluating a need for septic ordinance, the Supreme Court ruling for Worth Township that upholds local governments responsible for raw sewage discharge into state waters that originated within their borders, and GTPC recommendation that a septic inspection ordinance in conjunction with real estate transfer evaluation of septic and well system be considered. CASE handed out a draft proposal for a Septic Inspection and Property Transfer Ordinance for review and comment; tabled for next meeting.

F. Review/develop Medical Marihuana Ordinance Criteria: Regulations regarding potential commercial Medical Marihuana locations and standard; tabled for next meeting.

OPEN LINE:

Table 3.3, number 6 or 28 may address the issue of vacant lots or parking lots used for selling vehicles; commercial activity under special use permit and within C2 zoning districts.

Noted e-mail from clerk's office dated 5/7/2014; Wireless Services Resolution(s) for Michigan 911 calls from cell phones.

Motion was made and seconded to adjourn at 9:20 P.M. CARRIED unanimously.

Next scheduled meeting: Thursday, July 10, 2014, at 7:00 P.M.

Mary Ann Russom, Secretary

Thomas Barber, Chairperson

Approved: