



APPROVED

MAB
 3/19/23

**Gerrish Township (GT) Planning Commission Annual Report
 January - December 2022**

SUMMARY. This Gerrish Township Planning Commission (GTPC) Annual Report covers the period of January 1 through December 31, 2022. Personnel changes during this period included the following: Mike Purkey was appointed to replace Kenda Denlinger whose term expired; Tom Barber replaced Kenda Denlinger as the Vice Chair in Aug; Greg Semack and Jim Ostling were designated as the GTPC reps to the GT Committee exploring a new Septic Ordinance in Aug; and Brenda Burkett resigned as the GT Zoning Administrator in Oct. The GTPC met fifteen times (ten Regular Meetings [Jan, Feb, Mar, Apr, May, Jun, Jul, Sep, & Nov], & five Public Hearings [Jan, Feb, & Aug]). The Regular Meetings in Oct and Dec were canceled due to illness and other commitments. During these meetings the GTPC reviewed: four Re-zoning Requests, recommended denial to the GT Board (GTB) for each; one Special Land Use (SLU) Request, recommended approval to the GTB; and two Site Plan Reviews (SPRs) requests for Commercial Building additions that it approved, which included conducting one Sketch SPR, three Preliminary SPRs, and six Final SPRs. The GTPC also reviewed and recommended one GTZO modification to the GTB that allows for Mini-Storage in Local Commercial (C-1) zoned Districts that meet a minimum lot size. The GTB approved the requested modification in Sep. Several other GTZO related modifications were also reviewed and are being carried over into 2023, to include the following: Fences & Walls; Shoreline Stabilization; Signage; and Mobile Home Age Requirement. The GTPC is also assisting the GTB working with Lyon Township to look into the possibility of establishing a new ordinance for Septic Systems. Minutes of all the meetings were approved and posted online at https://gerrishtownship.org/minutes.php?type=planning_commission. The Details of all the above are summarized below by topic.

KEY POSITIONS.

<u>Chair</u>	<u>Vice Chair</u>	<u>Secretary</u>
Ostling	Denlinger (1/1 – 7/1/22) Barber (8/11 – 12/31/22)	Briggs

DEPARTURES.

Kenda Denlinger Term Expired 7/1/22 Last Mtg 6/9/22

TERMS RENEWED.

Mike Briggs	Effective	7/1/23	Expires	7/1/25
Jim Ostling	Effective	7/1/23	Expires	7/1/25
Terry Newton	Effective	7/1/22	Expires	7/1/23 (GTB's Ex Officio Member)

NEW MEMBERS.

Mike Purkey	Effective	7/1/22	Expires	7/1/25	First Mtg	7/14/22
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TERMS EXPIRING IN 2023

Val Andreev	Expires	7/1/23
Terry Newton	Expires	7/1/23
Greg Semack	Expires	7/1/23

MEETINGS HELD.

Public Hearings. The five Public Hearings held are summarized below:

- 1/13/22 Rezoning Request: Vacant Property, North Cut Rd. (John & Harold Ogren).
- 1/13/22 Rezoning Request: Vacant Property, North Cut Rd. (Harold Ogren).
- 1/13/22 Rezoning Request: Vacant Property, North Cut Rd. (Bryan Costello).
- 2/10/22 SLU Request: Tee Pee Restaurant & Motel, 333 W. Federal Hwy. (Tyler Beger & Todd Herman).
- 8/11/22 SLU Ordinance Change: Add Mini-Storage to C-1 Zoning District. (GTPC).

Special Meetings. No Special Meetings were held.

Regular Monthly Meetings. Ten Monthly Meetings were held on the 2nd Thurs. of the odd Month at 7:00 p.m. Two Regular Meetings (10/31 and 12/8) were cancelled in advance that were not going to have a quorum due to COVID and other unexpected events. All meetings were held in person. The attendance at these meetings is summarized in Table 1 below. The characters are defined as follows: Attended (X); Cancelled (Cnx); and Not Required (NR).

Table 1. GTPC 2022 Meeting Attendance Summary.

MTG DATE	MTG TYPE	# BOARD MBRS ATT'D	QUORUM	GERRISH TOWNSHIP PLANNING COMMISSION										# CITIZENS ATT'D
				Val Andreev	Tom Barber	Mike Briggs	Kenda Denlinger	Terry Newton	Jim Ostling	Mike Purkey	Greg Semack	Brenda Burkett (ZA)	Jason Jansen (BZA)	
1/13/22	Public Hearing	6	Yes	X	X	X	X	X	X		Excused	X	NR	11
1/13/22	Public Hearing	6	Yes	X	X	X	X	X	X		Excused	X	NR	11
3/13/22	Public Hearing	6	Yes	X	X	X	X	X	X		Excused	X	NR	11
1/13/22	Regular	6	Yes	X	X	X	X	X	X		Excused	X	NR	11
2/10/22	Public Hearing	4	Yes	X	Excused	X	Excused	X	X		Excused	X	X	5
2/10/22	Regular	4	Yes	X	Excused	X	Excused	X	X		Excused	X	X	5
3/10/22	Regular	5	Yes	X	Excused	X	X	X	X		Excused	X	NR	3
4/14/22	Regular	4	Yes	Excused	Excused	X	X	X	X		Excused	X	X	4
5/12/22	Regular	5	Yes	X	X	X	Excused	X	X		Excused	X	NR	4
6/9/22	Regular	7	Yes	X	X	X	X-Last	X	X		X	X	NR	8
7/14/22	Regular	7	Yes	X	X	X		X	X	X-1st	X	X	NR	3
8/11/22	Public Hearing	6	Yes	X	Excused	X		X	X	X	X	X	X	9
8/11/22	Regular	6	Yes	X	Excused	X		X	X	X	X	X	X	9
9/8/22	Regular	4	Yes	Excused	X	X		X	X	Excused	X	X-Last	NR	2
10/13/22	Regular	Cnx	Cnx	Cnx	Cnx	Cnx		Cnx	Cnx	Cnx	Cnx		Cnx	Cnx
11/10/22	Regular	5	Yes	Excused	X	X		X	X	X	Excused		NR	1
12/8/22	Regular	Cnx	Cnx	Cnx	Cnx	Cnx		Cnx	Cnx	Cnx	Cnx		Cnx	Cnx
TOTAL	15			12/15	9/15	15/15	7/10	15/15	15/15	4/5	5/15	14/14	5/15	94
CURRENT TERM EXPIRES				7/1/23	7/1/24	7/1/25	7/1/22	7/1/23	7/1/25	7/1/25	7/1/23			

SITE PLAN REVIEWS. There were four Re-zoning Requests, one SLU Request and two Site Plan Reviews (SPRs) requests for Commercial Building additions that included conducting one Sketch SPR, three Preliminary SPRs, and six Final SPRs. The GTPC approved two Site Plans, and recommended three for denial to the Gerrish Township Board (GTB), which the GTB denied. One SPR was not pursued further by the applicant after the Preliminary SPR, and one was referred to the GT Zoning Board of Appeals (GTZBA) for action. The details for these reviews are contained in the official Meeting Minutes and are summarized below.

Re-Zoning of Land: Commercial Property (No. 72-004-003-025-0070), (Ogren & Ogren)

Description: Re-zone C-1 to C-2 District to build Mini-Storage Units.
Review: Nov 18, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Review: Dec 9, (Andreev, Barber, Briggs, Newton, & Ostling).
Public Hearing: Jan 13, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Final Review: Jan 13, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Status: Recommended Denial (6-0) to GTB – DENIED Feb 8.

Re-Zoning of Land: Commercial Property (No. 72-004-003-025-0090), (Ogren)

Description: Re-zone C-1 to C-2 District to build Mini-Storage Units.
Review: Nov 18, 2021, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Review: Dec 9, 2021, (Andreev, Barber, Briggs, Newton, & Ostling).
Public Hearing: Jan 13, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Final Review: Jan 13, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Status: Recommended Denial (6-0) to GTB – DENIED Feb 8.

Re-Zoning of Land: Commercial Property (No. 72-004-003-025-0130), (Costello)

Description: Re-zone C-1 to C-2 District to build Mini-Storage Units.
Review: Nov 18, 2021, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Review: Dec 9, 2021, (Andreev, Barber, Briggs, Newton, & Ostling).
Public Hearing: Jan 13, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Final Review: Jan 13, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Status: Recommended Denial (6-0) to GTB – DENIED Feb 8.

Re-Zoning of Land: Commercial Property (No. 72-004-003-0020-0040), (Shellnut)

Description: Re-zone C-1 to C-2 District to build Mini-Storage Units.
Review: Jan 13, (Andreev, Barber, Briggs, Denlinger, Newton, & Ostling).
Status: Request not pursued due to the denial of the above Re-Zoning requests.

SLU: Tee Pee Motel & Restaurant (No. 72-004-001-022-0020), 333 W. Federal Hwy (Beger & Herman)

Description: Reopen Motel & Restaurant business.
Initial Review: Apr 8, 2021, (Briggs, Denlinger, Ostling, Semack, & Voorheis).
GTZBA – 21.06: Dec 13, 2021, GTZBA approved required variances.
Public Hearing: Feb 10, (Andreev, Briggs, Newton, & Ostling).
Final Review: Feb 10, (Andreev, Briggs, Newton, & Ostling).
Status: Recommended Approval (3-0-1, Briggs abstained) to GTB – APPROVED Mar 8.

Site Plan Review (SPR)– Commercial Building Addition at Jim’s Collision (Auto Body Shop) 55 W. Federal Hwy. (Steve Witt & Pat Witt)

Description: Proposed 60’ x 50’ x 14’ addition to be attached to the northwest end of current Auto Body Shop & Office.
Sketch Review: Apr 14, (Briggs, Denlinger, Newton, & Ostling).
Status: Recommended this request should go to the GTZBA.

SPR - Commercial Accessory Structure at Gill Roy's Hardware (No. 72-004-001-021-0080), 165 W. Federal Hwy (Morgan)

Description: Build 150' x 16' wood lean-to storage building to be used for lumber supply storage at this commercial facility.
Sketch Review: Not applicable.
Prelim Review: May 12, (Andreev, Barber, Briggs, Newton, & Ostling).
Public Hearing: Not required.
Final Review: Jun 9, (Andreev, Barber, Briggs, Denlinger, Newton, Ostling, & Semack).
Status: GTPC approved (7-0). – APPROVED, Jun 9.

ORDINANCES.

Canceled. None (0).

New. None (0).

Modified. None (1).

Mini-Storage in Local Commercial (C-1) Districts – Articles 3 (Table 3-2) & 7, Section 7.17.

Proposed: Provide for the authorization of Mini-Storage facilities in the zoned C-1 Districts as a "Special Land Use" (Table 3-2 of Article 3) and revisions to the site development standards for Mini-Storage facilities (Sec. 7.17), to meet an increased demand for more Mini-Storage in GT. Nearly all existing sites have no vacancies and calls for more are a common occurrence. Full time residents, part time residents, visitors, weekend players all need places to keep their recreational craft and extra stuff. There are currently about 250 -275 units available throughout the Township. All but one of these businesses are in the C1 district, and operating in compliance with the GT Zoning Ordinance (GTZO) on a pre-existing non-conforming basis. Some of these businesses have additional room for expansion, but cannot because of the GTZO restriction. There are currently other C1 sites that could be developed to accommodate mini-storage. Some mini-storage can become unsightly if not addressed properly. Some are built on parcels that are too small and don't provide much separation from existing dwellings. Too much mini-storage can also be a problem. Additional considerations include; how much screening, setback, aesthetic improvement, etc. is necessary. The proposed changes designated C-1 zoned areas that meet selected criteria; to include lot sizes.

Initial Review: Feb 10, (Andreev, Briggs, Newton, & Ostling).
Review: Mar 10, (Andreev, Briggs, Denlinger, Newton, & Ostling).
Review: Apr 14, (Briggs, Denlinger, Newton, & Ostling).
Review: May 12, (Andreev, Barber, Briggs, Newton, & Ostling).
Review: Jun 9, (Andreev, Barber, Briggs, Denlinger, Newton, Ostling, & Semack).
Review: Jul 14, (Andreev, Barber, Briggs, Newton, Ostling, Purkey, & Semack).
Public Hearing: Aug 11, (Andreev, Briggs, Newton, Ostling, Purkey, & Semack).
Final Review: Aug 11, (Andreev, Briggs, Newton, Ostling, Purkey, & Semack).
Status: Recommended Approval (7-0) to GTB – APPROVED, Sep 13.

Under Consideration by Gerrish Township Planning Commission.

Fences & Walls – Articles 20.15.A.1 & 20.15.A.2 (pg. 20-8).

Proposed: To be determined. There are still items in the GTZO that need clarification and possible changes based on recurring resident questions and concerns per the GTBZO.

Key fencing issues include; heights, types (e.g., privacy), visibility, actual fences vs. lawn decoration (e.g., trellises, hedges, trees, etc.), location on property (including setbacks), and residential vs. commercial.

Initial Review: Sep 9, 2021, (Barber, Briggs, Newton, Ostling, & Semack).
Review: Feb 10, (Andreev, Briggs, Newton, & Ostling).
Review: Mar 10, (Andreev, Briggs, Denlinger, Newton, & Ostling).
Review: Apr 14, (Briggs, Denlinger, Newton, & Ostling).
Review: May 12, (Andreev, Barber, Briggs, Newton, & Ostling).
Status: Carried over into 2023.

Shoreline Stabilization – Article 20, Section 20.12.B.

Proposed: To be determined. The authority and process to address problems of shoreline stabilization that are not resolvable with solutions allowed by the GTZO need clarification based on recurring resident questions and concerns per the GTZBO. For example, a Higgins Lake property owner has had his shoreline relandscaped twice within the past couple years to no avail, using the GTZO allowed rock stabilization. A hardened concrete seawall may be the only viable solution for this particular property due to its slope and shoreline topography, but is not allowed per the current GTZO.

Initial Review: Jul 14, (Andreev, Barber, Briggs, Newton, Ostling, Purkey, & Semack).
Review: Sep 8, (Barber, Briggs, Newton, Ostling, Purkey, & Semack).
Review: Nov 10, (Barber, Briggs, Newton, Ostling, & Purkey).
Status: Carried over into 2023.

Signs – Articles 5 & 15.

Proposed: To be determined. The GTBZO has been responding to an increase number of cases related to issues involving sign usage in GT and possible ordinance violations. The question is “when does a sign become in violation of our local zoning ordinance?” Sign ordinances that prohibit off-premises, non-commercial signs are unconstitutional. The off-premise sign restrictions in the GTZO pertain to commercial signs.

Initial Review: Jul 14, (Andreev, Barber, Briggs, Newton, Ostling, Purkey, & Semack).
Status: Carried over into 2023.

Septic Ordinance – New Ordinance To Be Determined.

Proposed: To be determined. The GTPC was asked by the GTB to appoint two GTPC members to work with Lyon Township to develop a proposed a septic ordinance that will require inspections, repairs, and replacement where necessary. The draft ordinance would then be forwarded to the GTB for action. Ostling appointed Semack and himself as the GTPC members to work with Lyon Township.

Initial Review: Aug 11, (Andreev, Briggs, Newton, Ostling, Purkey, & Semack).
Review: Sep 8, (Barber, Briggs, Newton, Ostling, Purkey, & Semack).
Review: Nov 10, (Barber, Briggs, Newton, Ostling, & Purkey).
Status: Carried over into 2023.

Mobile Home Age Requirement – Articles 3 & 4.

Proposed: To be determined. In response to a recent request, the GTBZO identified that the GTZO requirements for Mobile Homes (vice Modular and Manufactured Homes) that

are contained in GTZO Articles 3 (*Zoning District Regulations*) & 4 (*General Provisions*) do not address age limits. State authorities (not the GTBZO) conduct the final building inspection for approval of Mobile Homes at the factory. The GTPC & GTBZO want to determine how to best ensure any future Mobile Homes brought into GT are safe and adhere to the intent of the GT Master Plan.

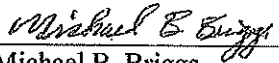
Initial Review: Nov 10, (Barber, Briggs, Newton, Ostling, & Purkey).
Status: Carried over into 2023.

OTHER ITEMS.

General Admin.

<i>Mar</i>	Annual Report for 2021 approved (5-0) covering period Jan 1 thru Dec 31, 2021. Reviewed list of proposed terms & definitions to be added to GTZO.
<i>Apr</i>	Discussed possible "Overlay Districts" that residents have proposed to the GTB.
<i>Jul</i>	Denlinger's term expired, opted not to renew appointment. Purkey appointed to replace Denlinger. Briggs, Newton, & Ostling terms were renewed.
<i>Aug</i>	Barber voted as new GTPC Vice Chair, replacing Denlinger. Ostling & Semack designated as GTPC reps on the GT Septic Ordinance Exploratory Committee.
<i>Oct</i>	Regular Monthly Meeting canceled due to COVID and members availability.
<i>Dec</i>	Regular Monthly Meeting canceled due to COVID and members availability.

Training & Community Outreach. Nothing significant to report.



Michael B. Briggs
Secretary

Date Approved: 3/9/2023