

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Monthly Meeting – Hybrid (In Person and Zoom).
DATE: Nov 9, 2023.
MEMBERS PRESENT: Andreev, Barber, Briggs, & Newton.
MEMBERS ABSENT: Purkey & Semack (both Excused), 1 vacancy.
OTHERS PRESENT: Jansen (GT Bldg. & Zoning Admin. [GTBZA]), & 7 Citizens (1 on Zoom).
MEETING OPENED: Meeting called to order by Chair Barber at 7:00 p.m.
PLEDGE TO FLAG: Recited.

AGENDA CHANGES: The Sketch Plan Reviews moved to precede the Old/Ongoing Business.

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES – MONTHLY MEETING HELD Sep 14, 2023: Motion by Newton, seconded by Andreev to ***“approve the Minutes of the Monthly Meeting held Sep 14, 2023.”*** Motion carried (4-0).

NEW BUSINESS:

1. **Sketch Plan Review – Mini-Storage (Zamarron – 352 Units on N. Cut Rd).** Mr. David Zamarron appeared before the GTPC on behalf of his Real Estate Development team from Mt. Pleasant, MI for a Sketch Plan Review of a proposed Mini-Storage complex to be built and operated on a vacant property (Parcel No. 004-003-025-0090) on N. Cut Rd, Roscommon, MI 48653. This property is a 10.5-acre wooded pie-shaped lot, zoned as a Local Commercial (C-1) District, with approximately 690’ of road frontage on a curved portion of N. Cut Rd., and 360’ on the rear property line abutting the government owned property with the Exit 244 southbound entrance ramp onto U.S. I-75. It is currently owned by Harold O & Brenda Denise Ogren Trust, and under contract for sale to Mr. Zamarron, who proposes to build 352 mini-storage units in two phases to rent out. Phase I would consist of 102, 12’ x 40’ units (84 for boats, & 18 for RVs). The proposed Phase II build would be determined later, and would consist of up to 250 units of similar size and dimensions. Mr. Zamarron, as a GT seasonal residence owner for years, believes there is still a need in GT for covered storage with secured, year-round, 24/7 access for boats and recreational vehicles. He stated his concern of the current impacts (appearances, property values, etc.) to the local area due to the increased number of boats and recreational vehicles openly stored on small local residential lots. He expressed his team’s willingness to work with GT to provide a solution that mitigates this growing problem while providing a service that retains the “up-north” aesthetics. Mr. Zamarron outlined and discussed his team’s proposal. He provided several documents to include: photo examples of the building units; and a schematic site plan drawing with the mini-storage buildings and units’ locations and dimensions on the lot. The GTPC provided him a copy of its Site Plan Review (SPR) evaluation checklist, and discussed the proposal and general SPR process. Members of the GTPC expressed concerns of the potential impacts of the proposed plan to the local area, to include the following: traffic safety concerns due to the facility access (entry/exit) off/onto a curved part of N. Cut Rd.; an overabundance of storage units in the local area being right next to another 350-plus mini-storage units currently under construction on a C-1 zoned lot and whose usage by local GT residents is yet to be determined; aesthetic diminishment of the “up-north” appearance to the local neighborhood with the destruction of approximately 10-acres more of wooded area to be cleared right next to 11-acres recently razed for the aforementioned mini-storage units (currently under construction); and whether the targeted market would primarily serve the GT residents consistent with the GT Master Plan specifications for C-1

zoned properties, or would it primarily serve the non-GT residential market as defined and intended for C-2 (General Commercial District) zoned properties.

2. Sketch Plan Review – Mini-Storage (Kemerer - ~200 Units on E. Higgins Lake Dr.). Mr. Duane Kemerer (Kemerer Builders, Saginaw, MI) appeared before the GTPC for a Sketch Plan Review of a proposed Mini-Storage complex to be built and operated on a currently vacant and wooded flag-shaped lot (Parcel No. 004-022-002-0240) on the east side of E. Higgins Lake Dr., Roscommon, MI 48653, just south of Robinson Lake Rd. The western third of this parcel (approximately 2-acres) is zoned as a C-1 District, and rest is as a zoned Resource Conservation (RC) District. The C-1 designated area extends from E. Higgins Lake Dr. to 660' east. The RC designated area extends 1313' further east. Mr. Kemerer gave the GTPC a brief synopsis of the proposed building of over 200 small sized mini-storage units and their potential location on the property. The GTPC provided him a copy of the its Site Plan Review (SPR) evaluation checklist, and discussed the proposal. It noted that any requirements for buildings, drainage, retention ponds, etc., such as placement and setbacks for this project would have to be contained within the C-1 designated area of the parcel and not on the RC portion. Members of the GTPC also expressed concern of the need for these types of storage units (small, not focused on boats & recreational vehicles) to support GT residents given that a new complex with 350-plus units is currently under construction in the township that alone will almost double the existing mini-storage units in the GT.

3. Sketch Plan Review – Mini-Storage (Kemerer - ~300 Units on N. Cut Rd.). Mr. Duane Kemerer (Kemerer Builders, Saginaw, MI) appeared before the GTPC for a Sketch Plan Review of a proposed Mini-Storage complex to be built and operated on a current vacant property (Parcel No. 004-003-025-0070) on the east side of N. Cut Rd., Roscommon, MI 48653 near the intersection of W. Federal Hwy. The property is currently owned by Harold O & Brenda Denise Ogren Trust who has it listed for sale. It is a 7.12-acre wooded pie-shaped lot, zoned as a C-1 District, with approximately 376' of road frontage on a curved portion of N. Cut Rd. The east side property line abuts the government owned property with the Exit 244 southbound entrance ramp onto U.S. I-75. The southern property line abuts the property noted above in the Mini-Storage Sketch Plan Review for Parcel No. 004-003-025-0090 on N. Cut Rd. Mr. Kemerer gave the GTPC a brief synopsis and answered GTPC questions concerning the proposed building of over 300 small sized mini-storage units on this property. The GTPC discussed the proposal and reiterated SPR items (e.g., process, and requirements) previously noted above in his Sketch Plan Review for the proposed units on E. Higgins Lake Dr. In addition to the concerns noted above for the Mini-Storage Sketch Plan Review for Parcel No. 004-003-025-0090 on N. Cut Rd., GTPC Members also expressed concerns with of the number and type of storage units being proposed and the potential impacts to the residents and environment in the local vicinity in lieu of the 350-plus units currently under construction on a nearby 11-acre lot. Approvals of both N. Cut Rd. Mini-Storage units proposed at this meeting, would potentially result in 27 contiguous acres of woods being removed for approximately 1000 mini-storage units (more than triple the existing mini-storage capacity in GT).

OLD/ONGOING BUSINESS:

1. Septic Systems. Barber led the discussion on a possible GT Septic Ordinance continued from previous meetings. A draft copy of the Lyon Township Septic Ordinance was reviewed. GTBZA Jansen expressed his concerns about the implementation and enforcement mechanics of such an Ordinance (e.g., what is the scope, who is/are the responsible authority(ies), what are the procedures, etc.). Andreev, Purkey, and Semack will work on this issue.

2. Short-Term Rental Properties. Barber led the discussion on a possible GT Short-Term Rental Ordinance continued from previous meetings. Examples of other Townships (e.g., Markey & Roscommon Townships) were discussed, along with a recent ruling by the Michigan Court of Appeals that holds that Short-Term Rentals violate Residential Use Restrictions. Barber, Briggs, and Newton will work on this issue.
3. Review Shoreline Stabilization/Erosion recommended changes/additions. Barber led the discussion continued from previous meetings (reference Minutes to GTPC Meeting held Sep 14, 2023). Briggs will draft motion(s) to vote on at the next GTPC meeting with the recommended changes to the GT Zoning Ordinance.
4. Mini-Storage classification of Section 7-17 B.6.a.1. GTPC provided clarification to GTZBA Jansen with respect to this Section. Issue closed.
5. Mobil Home age limits/3rd Party inspections/ Unconventional Home definition. Barber led this discussion continued from previous meetings.

OPEN LINE/PUBLIC COMMENT:

1. Newton. Provided an update on recent GTB actions.
2. Semack. Provided public comments via Zoom in reference to proposed Ordinances for Septic Systems and Short-Term Rental Properties.

ADJOURN: Motion by Briggs, seconded by Newton to ***“close this meeting.”*** Motion carried (4-0). Meeting closed by Barber at 9:25 p.m.

NEXT MEETING: Jan 11, 2023.

Michael B. Briggs, Secretary

Date Approved