

Gerrish Township Planning Commission
Regular Meeting –August 7, 2014

Chairman Barber called the meeting to order at 7:03 P.M., Gerrish Township Municipal Building.

Present: Nate Alyas, Thomas Barber, William Case, Robert Hoffman, Mary Link Trustee, Mary Ann Russom

Absent: Rebecca Ragan

Attending: Joseph C Rimarcik; Jamie D Cullip, owner of C&S Security

Minutes of June 5, 2014, CARRIED; Case moved to accept the minutes as presented, supported by Link. Unanimous.

Agenda Changes: Addition to Open Line: Report from Township Board

Correspondence: None

Response: None

Public Comment: Mr. Rimarcik, in the process of selling his lakeside home, explained that his “For Sale by Owner” sign was taken. After visiting the Township, he found the Road Commission had his sign. He kindly expressed discrepancy between the Road Commission’s and Township Zoning Ordinance’s setback guidelines for placement of sign, and asked for some latitude for selling a home by owner. Mr. Rimarcik explained that his home is located on an unpaved minor roadway. The sign that was taken was from a neighbor’s yard that was located on a paved major roadway near his street. After listening to his circumstances, Section 9.4 was reviewed for clarification. Mr. Rimarcik concluded that placing a phone number on his sign would be helpful to the Road Commission in the event of sign removal. Placement of signage setback from roadway was discussed with a comfortable conclusion from Mr. Rimarcik of 22 ft. from side line or 33ft from center of road.

CURRENT BUSINESS:

A.) *Update of status of recommended Zoning Ordinance Amended Changes of June 5, 2014:* LINK reported that Amended Zoning Ordinance changes were approved by Township Board. Members requested an updated insert of the Amended Changes for their Zoning Ordinance folders.

B.) *Update on status Site Plan for Roscommon Baptist Church:* LINK reported seeing Dr. Richie and that construction will begin this week. The landscaping and pond for water retention was reviewed with approval.

C.) *Review Site Plan for C&S Security at 138 Argus Ct., Roscommon, MI:* Property Code Number 72-004-110-038-0000, as drafted by Barber Construction Inc., dated June 2, 2014, C-1 zoning district. Site Plan review requested for mixed use of purpose within the existing building. Presently used for light manufacturing with a request to include an antique store. BARBER removed himself from chairing due to conflict of interest; RUSSOM chaired. Further clarification of the following was requested:

1) *Location of trash receptacles* – inside. 2) *Outdoor lighting* - not a problem for neighbors with one down light out front and one small side door light. 3) *Deliveries* - as present by UPS. 4) *Slope of land* – not an issue. 5) *Sign*- unlit log post & arm with logo. 6) *Hours of operation* – as present and with website sales. 7) *Fencing & landscaping*- presently acceptable with neighbors. 8) *Parking spaces* -inadequate for site.

MOTION was made by HOFFMAN, seconded by ALYAS, to recommend to the Township Board approval of Barber Construction Inc. Site Plan of June 2, 2014 as drafted for C&S Security, property ID 72-004-110-038-0000 as presented for Mixed Use – light manufacturing and mercantile – with the following conditions:

1. To include additional Parking Space to total four (4) parking spaces to conform with Sec. 10.4 C 3 of one (1) space per four hundred (400) feet of gross floor area.

Reason: Current plan does not address adequate parking space for the building's total gross of floor area.

2. To designate a Barrier-Free Parking Space (handicapped area) on hard surface to conform to Sec. 10.2 H.

Reason: Current plan does not address the general requirements of off-street parking and loading zoning requirements that includes providing a barrier-free parking space.

- 3 To submit an updated Site Plan to include placement of signage and list of parking spaces on hard and graveled parking surfaces.

Reason: Current plan does not address placement of neither signage nor on-site accommodations for vehicles waiting to park or exit the site.

CARRIED unanimously.

D.) Septic Inspection Standards at Time of Transfer of Ownership for Township:

LINK suggested the following articles for review for the next meeting: "Ottawa County Health Department Real Estate Transfer Evaluation Guide", "Kent County, MI Septic Subcommittee Report" of Dec. 2011, and "How Your Septic System Works" by Michigan State University Extension. RUSSOM to contact local Realtors for current purchasing agreement practices concerning septic systems.

E.) Review/develop Medical Marijuana Ordinance Criteria: Discussed the core of an ordinance; focus upon land usage; locations and standards for potential commercial Medical Marijuana. Suggested to asking, Zoning Administrator LUBEKA for draft wordage.

F) Review parking lots being used for land or water vehicle resale: Table 3.3, #28 addressed this issue of sale of new or used cars, boats, mobile homes, farm machinery, and other vehicles and items intended for tow, and their service and repair of such vehicles and items to permitted within C-2 Zoning District with Special Land Use Permit. See Article 15 Special Land Uses. Noted: Steele Rd. and Federal Hwy.

G) Construction of Outhouses/pit-toilets: 3299 Maplehurst was brought to attention; Reference Act 273 of the Public Acts of 1939 was reviewed; Health Department concern with the updated septic system replacement and maintenance responsibility?

OPEN LINE: An article from "Higgins Lake Land Conservancy of July 25, 2014" was introduced. Copper Sulfate permits from the State of MI was being issued to curb swimmer's itch in Higgins Lake. Such permits are issued with expiration date of December 31 of the issued year. In 2012 a permit was granted to an individual. The usage has expanded to six neighboring lots. The article noted the toxicity of Copper Sulfate to plants and animals, and the amount needed to eliminate snails. Discouraging Merganser ducks seem to be the method of choice for lake boundary townships and environmental organizations. Questions expressed at the meeting were: were permits granted yearly; how are the applications being monitored on site; is the State of MI and DNR receiving yearly application reports?

Motion was made and seconded to adjourn the meeting at 9:25 P.M. CARRIED.

Next scheduled meeting: September 4, 2014 at 7:00 P.M.

Mary Ann Russom, Secretary

Thomas Barber, Chairperson

Approved: