

Gerrish Township Planning Commission

Regular Meeting October 5, 2017

Meeting was called to order at 7:00 p.m. by Acting Chair Mary Link.

Members present: Case, Boyle, Link, Purtell, Hoffman, Wansa

Also present: Jason Janson, Brian Zak

Barb Polisei's letter of resignation acknowledged by the Planning Commission members with regret. The Board is placing advertisements for replacement. The appointment of a new Chairman will be postponed until after the new member is in place.

Brian Zak distributed information regarding his proposed accessory structure to the property of the old bank on the west side of the lake. The proposed usage is for storage of items pertaining to the retail store in the existing building. No decision could be made by the Planning Commission as the application was incomplete.

Motion by Purtell, seconded by Wansa, to approve the minutes of the September 7, 2017, meeting.  
Motion carried.

No Agenda changes.

The Planning Commission members acknowledged receipt of the letter from the Gerrish Township Board thanking the members for their extensive work on the Septic/Water Ordinance. The Board indicated that no further action on the Septic/Water Ordinance is being requested by the Planning Commission.

Motion by Boyle, seconded by Wansa, that the Planning Commission will schedule a Public Hearing on Thursday, November 2, 2017, 6:45 p.m. for input regarding the Zoning Amendment proposed by Mark Eidelson, AICP, to Table 3-3, of Article 3, 'Permitted Principal Uses in Commercial and Industrial Zoning Districts. Motion carried.

Wording as follows:

Amend Line #2 under “Uses of a Primarily Residential Character” in Table 3-3 of Article 3, “Permitted Principal Uses in Commercial and Industrial Zoning Districts,” as follows:

	PRINCIPAL USES	ZONING DISTRICTS		
		BR = Use permitted by Right S = Special Land Use - = Prohibited Use		
		C-1	C-2	I-1
	<b>Uses of a Primarily Residential Character</b>			
2	Dwellings existing on the effective date of this Ordinance being July 29, 2011, including the expansion, reconstruction, repair or other alteration thereof.	BR	BR	BR

End of Amendment/Balance of Table to Remain Unchanged

Possible changes in the meeting date were discussed. No possible solution reached.

A misunderstanding exists regarding insurance coverage of the Planning Commission members. The request is for a copy of the binder only. The binder is typically a 1-2-page document indicating who is covered by the insurance policy. It would also include the name of the company and the agent.

Discussion on the maximum height of accessory buildings continued. A reluctance to change from the 17 feet prevailed. A statement was made that there is a positive correlation between zoning restrictions being eased and a decrease in property values. Also, although five requests in the past three years to exceed the 17 feet have gone before the ZBA, one per seven months did not seem significant. It was also stated, however, that the goal isn't necessarily to be agreement with neighboring Townships, our restrictions should, however, stay in tune with the items to be stored in such buildings.

A reminder that there are grants available that could be used to help solve the unique septic situation on Treasure Island.

The Township Board has scheduled a Special Meeting on Friday, November 17, 2017, 6:00 p.m. to receive comments regarding the Medical Marijuana options for the Townships. Members stated they propose that the Board take no action regarding the issuance of the proposed licenses.

Motion by Wansa, seconded by Hoffman, to adjourn the meeting at 8:15 p.m. Motion carried.

Norma Lee Boyle, Secretary