

Gerrish Township Planning Commission

Regular Meeting September 7, 2017

Meeting was called to order at 7:00 p.m. by Chair Barb Polisei

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

Absent: Wansa

Also present: Jason Janson

Motion by Case, seconded by Purtell, to approve the minutes of the August 3, 2017, meeting. Motion carried.

The Planning Commission members expressed concerns that Mark Eidelson's recommendation was sent to the Township attorney again. Mark Eidelson is an expert on Township zoning. This referral will undoubtedly delay the process of change which is currently detrimental to several concerned citizens.

Motion by Boyle, seconded by Polisei, that the Planning Commission supports the wording proposed by Mark Eidelson, AICP, on the proposed amendment to Table 3-3, of Article 3, 'Permitted Principal Uses in Commercial and Industrial Zoning Districts. Motion carried.

Yes: Polisei, Case, Boyle, Link, Purtell

No: None

Absent: Wansa

Abstain: Hoffman

The proposed Public Hearing on approving amendment to Table 3-3, of Article 3, pertaining to rebuilding if 50% or more of a home is destroyed, is postponed at the direction of the Township Board until they have a response from the Township attorney.

Mary Link indicated that the Board will issue a statement at the next Regular Meeting indicating that the Planning Commission is relieved of all duties pertaining to the development of a Septic/Water Ordinance.

Motion by Hoffman, seconded by Case, that when information is passed along from the Planning Commission to the Township Board, they do not act on issues but continuously postpone decisions. The

Planning Commission members feel that due to their lack of timely decisions the residents of Gerrish Township are not being properly served. Motion carried.

Discussion on the maximum height of accessory buildings followed. Since Jason has been in his position, four residents have taken their requests to the ZBA for a variance. Many others just don't build or build to the 17-foot height. Jason presented the requirements for the other Townships in the County. The heights varied from 20 feet to 35 feet. Comments included that the purpose of the ZBA is to request variances from current Zoning and a concern that our height restriction should be more in line with neighboring Townships and current sizes of items to be stored in such buildings. Further discussion on this matter was deemed necessary. Jason will also bring before the Planning Commission other areas that he has found needs reviewing.

The Planning Commission requests that the Township Board enter into an agreement with Mark Eidelson to review our Zoning Ordinance for areas of necessary and/or required changes. The Planning Commission would then work on required amendments.

Planning Commission members would like a copy of the insurance rider pertaining to their coverage in the event of any legal action taken against them.

Motion by Purtell, seconded by Hoffman, to adjourn the meeting at 8:22 p.m. Motion carried.

Norma Lee Boyle, Secretary