

## GERRISH TOWNSHIP PLANNING COMMISSION (GTPC) MINUTES

**MEETING:** Regular Monthly Meeting.  
**DATE:** Sep 5, 2019.  
**MEMBERS PRESENT:** Briggs, Denlinger (1<sup>st</sup> Mtg), Kirkpatrick, Link, Ostling, Semack, & Shaltz.  
**MEMBERS ABSENT:** None.  
**OTHERS PRESENT:** Jason Jansen (Gerrish Township Building & Zoning Administrator [BZA]). One resident.  
**MEETING OPENED:** Meeting called to order by Shaltz at 7:00 p.m.  
**PLEDGE TO FLAG:** 7:00 p.m.

**WELCOME NEW GTPC BOARD MEMBER:** Commissioner Kenda Denlinger was welcomed as a new Board Member replacing Mike Wansa. Her 3-yr term expires on Jul 1, 2022.

**APPROVAL OF MINUTES (MEETING ON AUG 1, 2019):** Motion by Semack, seconded by Kirkpatrick to approve minutes of the Regular Monthly Meeting held Aug 1, 2019. Motion carried (7-0).

**AGENDA CHANGES:** None.

**SKETCH PLAN REVIEW – LAND USE CHANGE – 9383 North Cut Rd (Commissioner Shaltz):** Ms. Cheri Hutek proposed her Sketch Plan for a Change in Land Use at 9383 North Cut Rd. to establish and operate a restaurant to sell ice cream & custard. She provided sketches of the plans to renovate and add an addition to the current structure presently used to rent kayaks and paddle boards (this use would continue). The proposed facility would include an outdoor eating area of less than 1500 square feet, and provide seating to serve less than 60 persons simultaneously. The board reviewed her plans, asked her questions, and reviewed the Zoning Ordinance (ZO) to determine the characterization of the proposed land use and Site Plan Review process for this proposal. The board determined that the proposed use as presented meets the definition of a “Restaurant” as specified in ZO Article 21 (Definitions), and is a Use Permitted By Right in Table 3-3 (Permitted Principal Uses in Commercial and Industrial Zoning Districts) Line 26 (Uses of a Primarily Commercial or Business Character, Restaurants) provided the outdoor eating area is less than 1500 square feet and seats less than 60 persons. Ms. Hutek was advised that any larger outdoor eating area or increase in outdoor seating capacity would require a Special Use Permit. Ms. Hutek was advised to work with BZA Jansen concerning questions and requirements for the Site Plan Review of this proposal.

**SITE PLAN REVIEW CHECKLIST (Commissioner Briggs):** Briggs presented a final draft of a Site Plan Review checklist to be used by the GTPC with the recommended changes from the last meeting. Motion by Semack, seconded by Ostling, to approve this version with the specified changes incorporated. Motion carried (7-0).

**GTPC MEETING DATES FOR YEAR 2020 (Commissioner Shaltz):** The discussion continued with the proposal to reduce the number of GTPC Regular Monthly Meetings deemed necessary for 2020. There was a general consensus of the members to hold six regular meetings (every other month) in 2020, and convene special meetings (e.g. Public Hearings, Site Plan Reviews, etc.) if necessary. Shaltz will propose the 2020 regular meeting dates for approval at the next meeting.

**SUNRISE HEIGHT PLAT (Commissioner Ostling):** Ostling presented alternatives for a parcel split and site development of property in Sunrise Heights at Higgins Lake that was being considered by a potential developer. The board discussed the options and pertinent site development regulations.

**ZONING ORDINANCE ISSUES – PRIVACY FENCES (Administrator Jansen)**: Jansen suggested the GTPC withhold from any further discussion on potential changes to the ZO with respect to privacy fences until the GTB addresses the issue, which is anticipated in the near future.

**BUILDING & ZONING ACTIVITIES (Administrator Jansen)**: Nothing Significant to Report (NSTR).

**GERRISH TOWNSHIP BOARD (GTB) UPDATE (Commissioner Link)**: The GTB is advertising and looking at alternative options to fill the Township’s Plumbing Inspector position that will be opening up on Oct 1, 2019.

**ZONING BOARD OF APPEALS CONCERNS (Commissioner Briggs)**: NSTR.

**OPEN LINE**: NSTR.

**ADJOURN**: Meeting adjourned by Shaltz at 8:10 p.m.

**NEXT MEETING**: Oct 3, 2019 at 7:00 p.m.

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Michael B. Briggs, Secretary

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Date Approved