

Gerrish Township Planning Commission 2 Pages Jan 29, 2021 Proposed 1 GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES MEETING: Regular Monthly Meeting (held virtually with Microsoft Teams, included video & audio capabilities. Phone #: 269-218-1875, Phone Conf. ID: 901 997 8923#). DATE: Jan 14, 2021. MEMBERS PRESENT: Andreev (1st Mtg), Briggs, Denlinger, Newton (1st Mtg), Ostling, Semack, & Voorheis (1st Mtg). MEMBERS ABSENT: None. OTHERS PRESENT: Jansen (Bldg. & Zoning Administrator [BZA]), Patchin (GT Clerk). MEETING OPENED: Meeting called to order by Ostling at 7:04 p.m. INTRODUCTIONS (Commissioner Ostling): There was one reappointment (Semack), and three new appointments to the GTPC made by the GT Board (GTB) since the last GTPC meeting on Jul 14, 2020, as follows: 1. Greg Semack. Reappointed on Jul 14 for a term expiring on Jul 1, 2023. 2. Val Andreev. Appointed on Jul 14 for a term expiring on Jul 1, 2023. 3. Sally Voorheis. Appointed on Nov 10 for a term expiring on Jul 1, 2021. 4. Terry Newton. Appointed on Nov 10 for the term expiring on Jul 1, 2021 as GTB's Ex-Officio Member. APPROVAL OF MINUTES (MEETING ON JUL 9, 2020): The GTPC's regular meetings scheduled for Sep 10 & Nov 12, 2020 were cancelled due to the current COVID crisis and lack of any significant actions that needed to be addressed. Motion by Semack, seconded by Briggs to "approve the Minutes of the Regular Monthly Meeting held Jul 9, 2020." Motion carried (7-0). AGENDA CHANGES: None. ELECTION OF SECRETARY, VICE-CHAIRMAN, & CHAIRMAN FOR 2021: 1. Secretary. Briggs was nominated for Secretary by Ostling, seconded by Semack. No other nominations were made. Motion by Ostling, seconded by Semack to "close nominations and elect Briggs as Secretary." Motion carried (7-0). 2. Vice-Chairman. Denlinger was nominated for Vice-Chairman by Semack, seconded by Briggs. No other nominations were made. Motion by Semack, seconded by Briggs to "close nominations and elect Denlinger as Vice-Chairman." Motion carried (7-0). 3. Chairman. Ostling was nominated for Chairman by Semack, seconded by Briggs. No other nominations were made. Motion by Briggs, seconded by Semack to "close nominations and elect Ostling as Chairman." Motion carried (7-0). FUTURE ITEMS OF INTEREST/ACTIVITY (Commissioner Ostling): 1. 2021 Schedule. Ostling proposed the following dates and times for the GTPC's Regular Meetings in 2021; Jan 14, Mar 11, May 13, Jul 8, Sep 9, & Nov 11, all to start at 7 p.m. (the 2nd Thurs of the odd month). Motion by Briggs, seconded by Denlinger to "approve the schedule as proposed." Motion carried (7-0). 2. GTPC 2020 Annual Report. Briggs will prepare this annual report of the GTPCs activities during 2020 for its next meeting (Mar 11, 2021). It will be provided to the GTB after approval by the GTPC. 3. GTPC GT Zoning Ordinance (GTZO) Review. Briggs to provide to the GTPC a summary of the GTZO ordinance changes it has previously approved for future recommendation to the GTB. Gerrish Township Planning Commission 2 Pages Jan 29, 2021 Proposed 2 RECENT ACTIVITY (Commissioner Ostling): 1. Seawall vs. Retainer Wall (Art. 20.11C & 20.12). GT Zoning Ordinance (ZO) regulations pertaining to official high-water marks, seawalls, and retainer walls for lakeside properties were discussed. 2. Gill-Roy's Sign (Art. 9). Gill-Roy's hardware store chain recently submitted plans to the GT BZA (Jansen) to open a new store in the building (formerly used by the current Knights of Columbus) located at 165 W. Federal Hwy, Roscommon, MI. In accordance with the GTZO, a Site Plan is not required for this new business and proposed construction. However, they have submitted a variance request to the GT Zoning Board of Appeals for the construction of their store-front sign, currently scheduled to be heard on Feb 1, 2021 (GTZBA 21.01). BUILDING & ZONING (B&Z) ACTIVITIES (Administrator Jansen): 1. Lots of ongoing B&Z activities in the Township, with one variance request from Gill-Roy's as noted above. 2. There has been no further action taken by Dollar General to proceed with their conditionally approved Site Plan (GTPC meeting Jul 9, 2020) to build a new store on Robinson Rd. 3. A couple upcoming Site Plan Review applications are currently being prepared for submission. GERRISH TOWNSHIP BOARD UPDATE (Commissioner Newton): Terry Newton and Mary

Jo Oppy were elected and recently sworn in as the new GTB Trustees, replacing Mary Link and James Lippert, respectively. ZONING BOARD OF APPEALS CONCERNS (Commissioner Briggs): Six ZBAs were held since the last GTPC meeting (20.3, 4, 6, 7, 8, & 9. 20.5 was cancelled). Nine ZBAs were conducted during the 2020 calendar year, compared to thirteen held in 2019. OPEN LINE: Nothing significant to report. ADJOURN: Meeting adjourned by Ostling at 8:07 p.m. NEXT MEETING: March 11, 2021 at 7:00 p.m.

Michael B. Briggs, Secretary Date

Approved