

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Regular Monthly Meeting.
DATE: Jun 10, 2021.
MEMBERS PRESENT: Andreev, Briggs, Denlinger, Newton, Ostling, Semack, & Voorheis.
MEMBERS ABSENT: None.
OTHERS PRESENT: Jansen (Gerrish Township Bldg. & Zoning Administrator (GTBZA)), Burkett (GT Zoning Specialist), and 5 Citizens.
MEETING OPENED: Meeting called to order by Ostling at 7:00 p.m.
PLEDGE TO FLAG: 7:00 p.m.

INTRODUCTIONS (Commissioner Ostling): Ostling provided opening remarks.

AGENDA CHANGES: None.

APPROVAL OF MINUTES (MEETING ON MAY 13, 2021): Motion by Semack, seconded by Denlinger to *“approve the Minutes of the Regular Monthly Meeting held May 13, 2021.”* Motion carried (7-0).

SPECIAL LAND USE (SLU) & FINAL SITE PLAN (SP) REVIEW (Applicants Scott & Kathleen Patchin). Scott & Kathleen Patchin have applied for a Special Use Permit (SUP) for their Ivy Road Storage & Office Solutions business at 11927 Ivy Rd., Roscommon, MI 48653 (Parcel No. 72-004-003-026-0073). They appeared on May 13, 2021 for a Preliminary Site Plan Review (SPR) of their proposed plan to build multiple Car-port Storage Units on this Commercial property, and were issued a letter outlining the missing and/or deficient information that needed to be submitted for a Final SPR (FSPR). A Public Hearing was held immediately preceding this hearing and documented in its Minutes to be posted on the Gerrish Township website. The applicants submitted an updated SP and materials to include a project narrative and phased buildout plan prior to this FSPR. They answered questions and discussed their request with the Board. No public correspondence was received, nor were public comments made at this meeting. The GTPC reviewed the submitted information using the GTPC Site Plan Checklist and determined the SP was complete and conforms with the GTZO to meet the approval requirements of a FSPR. A motion to provide a recommendation to the Gerrish Town Board (GTB) to approve the SLU SP was then made by Semack, and seconded by Denlinger as follows:

“Move to recommend for approval to the Gerrish Township Board of Commissioners the Special Land Use Site Plan application for the Ivy Road Storage & Office Solutions as it has met the conditions for completeness and conformity with the ordinance of a Final Site Plan Review.”

Motion carried unanimously (7-0). Briggs will prepare the recommendation letter for Chair Ostling to sign and provide to the GTB. A copy of the GTPC SP checklist used for this review will be provided to Gerrish Township for the record.

SLU & FINAL SPR (Applicants Renee & Mike Phipps). Renee & Mike Phipps have applied for a SUP for their Great Circle Campground located at 5370 W. Marl Lake Rd., Roscommon, MI (Parcel No's. 72-004-031-015-0020 and 72-004-900-054-0000). They appeared on May 13, 2021 for a Preliminary SPR of their proposed plan to expand their campground to include: adding fifteen (15) new full hook-up sites; an additional 1500-gallon multi-chamber septic system; widening an existing road; adding a couple new roads; and adding electric and water to each site. The number of new sites with full hook-up is sixteen

(16), however, one (1) existing water and electric hook-up will be displaced. Each site will be approximately 50' x 70' wide. Prior to this meeting, a letter was sent to the applicants outlining the missing and/or deficient information that needed to be submitted for a FSPR. A Public Hearing was held immediately preceding this hearing and documented in its Minutes to be posted on the Gerrish Township website. The applicants submitted an updated SP and materials to include a project narrative and buildout plan prior to this FSPR. They answered questions and discussed their request with the Board. No public correspondence was received, nor were public comments made at this meeting. The GTPC reviewed the submitted information using the GTPC Site Plan Checklist and determined the SP was complete and conforms with the GTZO to meet the requirements of a FSPR. A motion to provide a recommendation to the Gerrish Town Board (GTB) to approve the SLU SP was then made by Semack, and seconded by Voorheis as follows:

“Move to recommend for approval to the Gerrish Township Board of Commissioners the Special Land Use Site Plan application for the Great Circle Campground as it has met the conditions for completeness and conformity with the ordinance of a Final Site Plan Review.”

Motion carried unanimously (7-0). Briggs will prepare the recommendation letter for Chair Ostling to sign and provide to the GTB. A copy of the GTPC SP checklist used for this review will be provided to Gerrish Township for the record.

RE-ZONING OF LAND APPLICATION (Applicant Joseph Boughner, Jr.). Joseph Boughner, Jr. submitted an application to Re-Zone his 32-acre property at 893 W. Federal Hwy, Roscommon, MI 48653 (Parcel No. 72-004-001-026-0020) from a General Commercial District (C-2) to a Residential District type (R-2, R-3, or R-4) to be determined, in order to build his retirement residence and use for hunting. The GTPC reviewed the applicant's proposal, GTZO Articles, GT Master Plan, other reference material researched by Denlinger pertaining to Re-zoning criteria and procedures, and continued the discussion of issues raised at the last GTPC meeting on May 13, 2021. Neither the applicant nor a designated representative attended this meeting. The Board agreed to schedule a Public Hearing prior to the next GTPC meeting pending confirmation with the applicant before determining its recommendation it would have to provide to the GTB who is the approval authority for Re-Zoning in GT.

BUILDING & ZONING (B&Z) ACTIVITIES (BZA Jansen): Jansen provided status updates for several ongoing SPRs.

GERRISH TOWNSHIP BOARD UPDATE (Commissioner Newton): Newton discussed items from the recent GTB meetings that are included in their Minutes posted on the GT website.

ZONING BOARD OF APPEALS CONCERNS (Commissioner Briggs): One ZBA was held since the last GTPC meeting on Jun 7, 2021 (ZBA-21.04), and no others planned at this time.

OPEN LINE: The new GT Zoning Specialist, Ms. Brenda Burkett provided comments and insights on Michigan Re-Zoning Regulations to address Board Member questions and concerns.

PUBLIC COMMENT: Jim Thorburn provided a lesson learned he experienced that underscored the value of having a Water Management Plan included with Gerrish Township Site Plans due to the amount of sand in the area.

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ADJOURN: Meeting adjourned by Ostling at 8:10 p.m.

NEXT MEETING: Jul 8, 2021 at 7:00 p.m.

Michael B. Briggs, Secretary

Date Approved