

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Regular Monthly Meeting.
DATE: Jul 8, 2021.
MEMBERS PRESENT: Andreev, Briggs, Newton, Ostling, & Semack.
MEMBERS ABSENT: Denlinger (Excused), & 1 Open Position.
OTHERS PRESENT: Burkett (GT Zoning Specialist), and 9 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. Gerrish Township is now taking applications for the open seat on the GTPC previously held by Ms. Sally Voorheis whose term expired on Jul 1, 2021.

AGENDA CHANGES: None.

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES (MEETINGS ON JUN 10, 2021):

1. Motion by Semack, seconded by Newton to ***“approve the Minutes of the Special Meeting held Jun 10, 2021.”*** Motion carried (5-0).
2. Motion by Semack, seconded by Andreev to ***“approve the Minutes of the Regular Monthly Meeting held Jun 10, 2021.”*** Motion carried (5-0).

OLD BUSINESS:

RE-ZONING OF LAND APPLICATION (Applicant Joseph Boughner, Jr.). Mr. & Ms. Joseph Jr. & Maria Boughner appeared for a review of their application request to Re-zone their recently purchased 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 Resource Conservation (RC) zoning district in order to build their retirement residence and use for hunting. A Public Hearing was held immediately preceding this meeting and documented in its Minutes to be posted on the GT website. Mr. Boughner read a prepared statement detailing the circumstances of his purchasing the property which he recently bought with cash via an online transaction without a realtor or legal representation after finding a private ad posted on the internet. He was unaware that this property was zoned commercially, until informed by Consumers Energy when they denied his request to have electric power installed on it. He answered questions and discussed the request with the Board. No public correspondence was received. Mr. Matt Dodge, a neighbor, provided a public comment and answered questions from the GTPC. The GT Zoning Specialist (Ms. Burkett) also provided comments concerning available resources (e.g., Property Cards held at the Gerrish Town Hall) that can be obtained, reviewed, and denote the properties designated zoning district. The GTPC then resumed their discussions from the two previous monthly meetings (May 13 & Jun 10, 2021, which are recorded in their Meeting Minutes posted on the GT website) upon which a motion was then made by Ostling, and seconded by Semack as follows:

“To recommend to the Gerrish Township Board that they deny the zoning request to Re-zone the property of Mr. Boughner at 893 W. Federal Hwy for the following reasons:

- ***The property is currently zoned C-2 and compatible with the commercial zoning district on the north end of the township for future expansion;***
- ***The property is a key commercial parcel in the overall Master Plan of the Township. It is the largest commercial C-2 parcel in the township;***
- ***There are no identified overriding reasons to re-zone the property that are to the benefit of the Township and its residence;***
- ***The applicant retains his full interest in the property and is not harmed by the zoning request denial; and***
- ***Applicants stated reason to re-zone the property due to his mis-understanding of the zoning status is not a justifiable reason to grant the Re-zoning request.”***

Motion carried unanimously (5-0). Mr. Boughner was then informed his request would be forwarded to the GTB for final determination with the GTPC recommendations. Briggs will prepare the recommendation letter for Chair Ostling to sign and provide to the GTB.

NEW BUSINESS:

PRELIMINARY SITE PLAN REVIEW (SPR) – NEW COMMERCIAL BUSINESS (Dollar General). Prior to beginning this review, Member Ostling informed the GTPC that he has a conflict of interest in this case as the owner of an adjacent property (i.e., within 300’ of the proposed Site Plan) and would not participate in GTPC discussions or votes pertaining to this SPR in accordance with the GTPC Bylaws. Ostling then designated Member Semack to lead this PSPR. Mr. David Scrimger (Meridian Land Surveying) appeared before the GTPC to represent the applicant DGOGRoscommonmi03182021 LLC, for a Preliminary SPR (PSPR) for building a new Dollar General retail store 300’ south of Meadowlark Dr. on CR100 at 9541 N. Cut Rd, Roscommon, MI 48653 (Property Parcel No. #72-004-015-008-0340), currently owned by Cornerstone Construction Corporation. The proposed 70’ x 130’ (9100 square feet) single story building would be built on the portion of a 3.24-acre lot that is designated as a Local Commercial (C-1) zoned district which comprises the eastern two thirds of the lot. The western third of the lot is designated as a Low Density Residential (R-2) zoned district. The GTPC confirmed the following: the building and its associated elements (e.g., septic system, well, parking, and required landscaping) would reside completely within the C-1 portion of the property; it would adhere to all the required setbacks as if it was a standalone lot; and it is “Use Permitted by Right” for a Commercial Zoning District in accordance with GT Zoning Order (GTZO) Article 3 (*Zoning Districts, Regulations, and Map*), Table 3-3 (*Permitted Principal Uses in Commercial and Industrial Zoning Districts*). The GTPC reviewed the submitted SP information for completeness and deficiencies as a PSPR. Mr. Scrimger answered questions and discussed the request with the Board. No public comments were made, and one written public correspondence was received from Mr. Jim Ostling (Gerrish Resident) that identified some missing information submitted in the SP.

The information provided to the GTPC for this review included the following:

- Application for SPR;
- Land Title Survey (dated 4/26/21);
- Site Plan;
- Grading Plan;
- Sediment & Erosion Control Plan;
- Sediment & Erosion Control Details;

- Landscaping Plan;
- Landscaping Details;
- Details;
- Exterior Elevations; and
- Soil Erosion and Sedimentation Control Permit (dated 5/21/21).

In accordance with the GTZO, the GTPC determined that the following information needs to be submitted because it was missing or deficient. The information in the parentheses represent the relevant items (*GTPC SP Checklist Line Number; missing or deficient; GTZO Section Number*) for each of the bullets listed below.

- Project Narrative (*1.c & 2.i; missing; 14.2.B.2.g*). A written narrative needs to be included that summarizes the applicable items of the proposed construction as specified in the GTZO;
- Written statement regarding other federal, state and local permits required if necessary (*1.h & 2.s; missing, 14.3.B.2.q*). Include a statement that identifies any permits required (or state none if not required) on the drawing and in the narrative. If required, these permits will need to be obtained;
- Project Completion Schedule (*1.m & 2.t; missing, ref: 14.4.B.2.r*). Include a Project Completion Schedule with key milestone dates;
- Soil Report (*2.g; missing; 14.2.B.2.e*). Identify soil types/report in SP;
- Signage (*2.m, 3.c & 3.g; deficient; 9 & 14.3.B.2.k*). Provide detailed information on proposed signage;
- Vegetation Clearing (*2.p; deficient; 14.3.B.2.n*). Provide statement on what vegetation is to be cleared;
- Elevation Drawings (*2.r; missing; 14.3.B.2.o*). Provide a floor plan (e.g., locations of restrooms, storage areas, retail areas, etc.);
- Storm Water Removal (*3.e; deficient*). Recommend relocating the overflow detention outlet to the north in the middle of the site; and
- Utilities (*3.g; deficient*). Provide location of all utilities on the SP.

The GTPC informed Mr. Scrimger that it would provide Dollar General with a letter summarizing the missing and/or deficient items identified during this review that would need to be submitted prior to a conducting a Final SPR. Member Ostling then resumed Chairing the remainder of the meeting.

BUILDING & ZONING (B&Z) ACTIVITIES (Zoning Spec. Burkett): Burkett is researching the ownership history of a small shared lake-access property the Township has acquired a majority ownership of over the years, but is unable to sell without full ownership.

GERRISH TOWNSHIP BOARD UPDATE (Member 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 (Member Briggs): Nothing significant to report.

OPEN LINE: No comments.

PUBLIC COMMENT: Mr. & Ms. Kevin & Sonya Catterfeld (Gerrish Township) expressed their concerns of the increasing number of short-term rentals on Higgins Lake and their impacts (e.g., noise disturbances and safety issues) to the resident neighbors. They provided the GTPC a copy of their letter submitted to the GTB detailing their concerns. They also requested an ordinance change to address the blockages of views due to

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neighbors planting dense rows of vegetation in lieu of fences as a means of circumventing the ordinance privacy fence restrictions on lakefront properties.

ADJOURN: Meeting adjourned by Ostling at 9:00 p.m.

NEXT MEETING: Sep 9, 2021 at 7:00 p.m.

Michael B. Briggs, Secretary

Date Approved