

## GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

**MEETING:** Monthly Meeting.  
**DATE:** Sep 9, 2021.  
**MEMBERS PRESENT:** Barber, Briggs, Newton, Ostling, & Semack.  
**MEMBERS ABSENT:** Andreev (Excused), Denlinger (Excused).  
**OTHERS PRESENT:** Jansen (GT Bldg & Zoning Adm.), Burkett (GT Zoning Specialist), and 4 Citizens.  
**MEETING OPENED:** Meeting called to order by Ostling at 7:00 p.m.  
**PLEDGE TO FLAG:** 7:00 p.m.

**AGENDA CHANGES:** None.

**PUBLIC COMMENTS:** None.

**APPROVAL OF MINUTES SPECIAL MEETING ON AUG 12, 2021:** Motion by Barber, seconded by Newton to “*approve the Minutes of the Special Meeting held Aug 12, 2021.*” Motion carried (5-0).

**OLD/ONGOING BUSINESS:** None.

### **NEW BUSINESS:**

**SKETCH SITE PLAN REVIEW (SPR) – NEW RETAIL BUSINESS (“JUST RESALE”).** Ms. Brenda Geiling (Michigan Pole Barns) appeared before the GTPC to represent the applicants Mr. & Ms. Don & Vicki Shellnut, for a Sketch SPR (SSPR) to build a 30’ x 50’ x 14’ Pole Barn on a current vacant lot at 11776 N. Cut Rd, Roscommon, MI 48653 (Property Parcel No. #72-004-003-002-0040), zoned as a C-1 Local Commercial District. The proposed structure would be used as a Retail Business to resell miscellaneous used goods from Estate & Garage Sales’ “leftovers.” The following information was received from the applicants:

- Sketch Site Plan (2 pages; Description & Proposed New Building Specifications).

Upon reviewing the Sketch Site Plan in accordance with the GTPC’s SPR Checklist and Zoning Ordinance (ZO), the GTPC determined the property is zoned C-1 (*Local Zoning District*), and its use is authorized as a “Use Permitted by Right” in accordance with the GT Zoning Ordinance, Table 3-3 (*Permitted Uses in Commercial and Industrial Zoning Districts*). The GTPC discussed the proposed use, identified items that would be required for a Site Plan Review, provided Ms. Geiling with a copy of the Site Plan Checklist with comments as a reference, and informed her that the GTPC could meet for a Special Meeting to conduct a Preliminary SPR on Oct 14, 2021 if the required material is provided to the GTPC at least one week in advance.

**FENCES/SCREENINGS (Chair Ostling):** Concerns and issues with the current Fencing ordinance were discussed. Jansen & Burkett provided background info on questions and concerns that have arisen with the increased interest in Gerrish residents wanting to put fences on their property. Burkett provided proposed amendments to GT Zoning Ordinance, Section 20.15, and a matrix comparing fences, walls, and hedges regulations in other Roscommon County Townships.

**STORM WATER MANAGEMENT STANDARDS (Chair Ostling):** The GTPC received a memo from the Roscommon County Controller in reference to Roscommon County Storm Water Management

Standards, that was initiated by the County Road Commission, and established by the County Drain Commissioner. It specifies the process and requirements for a Stormwater Management Plan that shall be developed for any proposed development requiring Site Plan approval. Hence, the GTPC discussed whether any changes were needed to be considered for modifying the current GTPC Site Plan approval process.

**OPEN LINE/PUBLIC COMMENT:** None.

**ADJOURN:** Meeting adjourned by Ostling at 8:30 p.m.

**NEXT MEETING:** Nov 4, 2021 at 7:00 p.m.

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Michael B. Briggs, Secretary

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Date Approved