

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Monthly Meeting.
DATE: Nov 18, 2021.
MEMBERS PRESENT: Andreev, Barber, Briggs, Denlinger, Newton, & Ostling.
MEMBERS ABSENT: Semack (Excused).
OTHERS PRESENT: Burkett (GT Zoning Specialist), and 10 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 SEP 9, 2021: Motion by Newton, seconded by Denlinger to ***“approve the Minutes of the Monthly Meeting held Sep 9, 2021.”*** Andreev, Briggs, Denlinger, Newton, and Ostling voted in favor of the motion, Barber was not present for vote. Motion carried (5-0).

OLD/ONGOING BUSINESS:

PRELIMINARY SITE PLAN REVIEW (SPR) – NEW RETAIL BUSINESS (“JUST RESALE”). Following a Sketch SPR held on Sep 9, 2021, Ms. Brenda Geiling (Michigan Pole Barns) appeared before the GTPC to represent the applicants Mr. & Ms. Don & Vicki Shellnut, for a Preliminary SPR (PSPR) 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 information provided to the GTPC for this review included the following:

- Application for SPR;
- Legal Description of the Property;
- Owners Narrative;
- Site Plan Checklist Summary;
- Site Plan (dated Nov 1, 2021 by Thomas I. O’Brien Architect Incl.);
- Enlarged Site Plan;
- Vicinity Map;
- Exterior Elevation (West);
- Floor Plan; and
- Parking Plan (Barrier Free Parking Detail);

The GTPC reviewed the submitted SP information for completeness and deficiencies as a PSPR. Ms. Geiling answered questions and discussed the request with the Board. No public comments were made, and no public correspondence was received pertaining to this SPR. 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.

- 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; missing; 9 & 14.3.B.2.k). Provide detailed information on proposed signage; and
- Proposed Structures Lighting Plan (2.m & 4.c; missing; 9, 10, 12.4 & 14.3.B.2.k). Include a statement how lighting (if any) will be handled or not used.

A motion was then made by Ostling, seconded by Newton as follows:

“Move that the GTPC approve the Shellnut Preliminary Site Plan for a retail building on property number: 72-004-003-002-0040 with the following conditions: (1) add verbiage for permits; and (2) add a build schedule. Also, this approval is granted for the construction of a pole style building to house a retail business as described on the Site Plan documents presented at the Nov 18 Planning Commission Meeting. Any other use of the building may result in a nonconforming use and subject to action by the GT Building Office and/or Police action.”

Andreev, Briggs, Denlinger, Newton, and Ostling voted in favor of the motion, Barber was not present for vote. Motion carried (5-0). The GTPC informed Ms. Geiling that the above missing or deficient items would need to be addressed and submitted prior to a conducting a Final SPR, and that the mobile home/trailer will be required to be removed.

NEW BUSINESS: The GTPC reviewed three separate, but similar application requests to change their parcel Zoning designation from Local Commercial (C1) to General Commercial (C2) for the purposes of constructing Rental Storage Units. This use is not allowed in C1, but is allowed in C2 with a “Special Use” Permit. The parcels, located on N. Cut Rd in the north end of GT, are adjacent to each other and owned by different people. The GTPC reviewed GTZO Article 17 (*Amendments*), and then discussed the issues with the respective applicants/representatives. The applications included the following:

- Parcel 72-004-003-025-0070 – Applicants are John and Harold Orgen.
- Parcel 2 72-004-003-025-0090– Applicant is Harold Ogren.
- Parcel 72-004-003-025-0070 – Applicant is Bryan Costello. Mr. Costello intends to sell this parcel and has a prospective buyer that may want to construct and manage Rental Storage Units.

The GTPC reviewed the Zoning Change process and discussed possible options that could be taken. Member Denlinger was designated as lead to put together an Action Plan to gather additional information to be presented at the next meeting for further consideration.

OPEN LINE/PUBLIC COMMENT: Mr. Scott Patchin made a comment.

ADJOURN: Meeting adjourned by Ostling at 8:50 p.m.

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

Michael B. Briggs, Secretary

Date Approved