

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Monthly Meeting.
DATE: Jan 13, 2022.
MEMBERS PRESENT: Andreev, Barber, Briggs, Denlinger, Newton, & Ostling.
MEMBERS ABSENT: Semack (excused).
OTHERS PRESENT: Burkett (GT Zoning Specialist), and 11 Citizens.
MEETING OPENED: Meeting called to order by Ostling at 7:04 p.m.
PLEDGE TO FLAG: 7:04 p.m.

AGENDA CHANGES: Ostling added “Tee Pee Motel & Restaurant Special Use Request.”

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES - MONTHLY MEETING ON DEC 9, 2021: Motion by Barber, seconded by Newton to “*approve the Minutes of the Monthly Meeting held Dec 9, 2021.*” Motion carried (6-0).

OLD/ONGOING BUSINESS:

REZONING REQUESTS (OGREN, OGREN, & COSTELLO). The GTPC continued discussion from the previous two meetings in reference to three re-zoning requests on N. Cut Rd. to change their parcel Zoning designations from Local Commercial (C-1) to General Commercial (C-2) for the purposes of constructing Mini-Storage Units to rent out. The three applications include: Parcel No. 72-004-003-025-0070 (John & Harold Ogren); Parcel No. 72-004-003-025-0090 (Harold Ogren); and Parcel No. 72-004-003-025-0130 (Bryan Costello). Mr. Brandon Haight representing Mr. Harold Ogren, and Mr. Costello appeared before the GTPC for this meeting. A separate Public Hearing was held for each request immediately preceding this meeting that included comments from several GT residents. The Minutes for these meetings, along with addition background information will be posted on the GT website at https://gerrishtownship.org/minutes.php?type=planning_commission. Two letters were also received from GT residents; Mr. Jim Fisher (neighbor), and Mr. & Ms. Rick & Anne Meeks. Ostling, Barber, and Burkett (GT Zoning Specialist) presented updated background information from researching the status of Mini-Storage in GT and its Master Plan. Prior to 2011, these specific parcels were designated as C-2, but changed to C-1 with the adoption of the 2011 GT Master Plan (GTMP) based on impacts to the local residential community and to redefine a more concise commercial C-2 corridor along Federal Hwy. Re-zoning to a C-2 district would enable twelve additional uses, including those that would negatively affect the local residential neighborhood (e.g., Adult Entertainment businesses). The GTPC reviewed the inputs from the Public Hearings, comments, and correspondence. An alternative option was also discussed that would possibly allow Mini-Storage Units to be built on these parcels under its current C-1 designation. This would require a change GTZO’s C-1 specifications and would have to be considered separately from these re-zoning requests. Separate motions were then made and voted on for each request as follows, referencing the same reasons listed below the motions:

Motion by Barber, seconded by Denlinger to “*move to deny the re-zoning request of John & Harold Ogren for Parcel No. 72-004-003-025-0070 from a C-1 district to a C-2 district for the following reasons: (reference list below)*”. Andreev, Barber, Briggs, Denlinger, Newton, and Ostling voted in favor of the motion. Motion carried (6-0).

Motion by Barber, seconded by Newton to ***“move to deny the re-zoning request of Harold Ogren for Parcel No. 72-004-003-025-0090 from a C-1 district to a C-2 district for the following reasons: (reference list below)”***. Andreev, Barber, Briggs, Denlinger, Newton, and Ostling voted in favor of the motion. Motion carried (6-0).

Motion by Denlinger, seconded by Andreev to ***“move to deny the re-zoning request of Bryan Costello for Parcel No. 72-004-003-025-1300 from a C-1 district to a C-2 district for the following reasons: (reference list below)”***. Andreev, Barber, Briggs, Denlinger, Newton, and Ostling voted in favor of the motion. Motion carried (6-0).

“Reasons:

- 1. Not all uses allowed in C-2 are appropriate for those locations;***
- 2. There are parcels zoned C-2 where mini-storage uses could be developed;***
- 3. The land uses that are permitted in the C-1 zone are reasonable for development. A denial of the request does not affect the property;***
- 4. The proposed use Mini-Storage is already established in C-1 districts. A text amendment adding Mini-Storage as a Special Use “with conditions” to C-1 districts may be a more appropriate action to pursue;***
- 5. The Master Land Use Plan does support C-1 uses in the area. It does discourage C-2 uses and cautions against C-2 expansion (refence GTMP pg. 3-5); and***
- 6. The Master Land Use Plan does address “secondary uses” and mentions Mini-Storage as a possible allowed use with criteria developed to ensure compatibility of surrounding uses (refence GTMP, pg. 3-6).”***

A letter will be sent to the GT Board of Commissioners that recommends denying these three requests.

NEW BUSINESS:

REZONING REQUEST (SHELLNUT). Ms. Brenda Geiling (Michigan Pole Barns) appeared before the GTPC to represent the applicants Mr. & Mrs. Don & Vicki Shellnut who submitted a request to re-zone their property at 11776 N. Cut Rd. (Parcel No. 72-004-003-0020-0040) from a C-1 district to a C-2 district to enable them to do more with the property and provide more options to prospective buyers if it was sold. This property is adjacent to the three properties discussed earlier requesting the same re-zoning change. The GTPC considered the request and discussed it with Ms. Geiling in lieu of the GTPC’s recent vote on the other three re-zoning requests. A Public Hearing will be scheduled for this request immediately prior to the next GTPC monthly meeting.

ELECTION OF GTPC OFFICERS.

- 1. Chair.** Ostling was nominated for Chair by Briggs, seconded by Andreev. No other nominations were made. Motion by Newton, seconded by Denlinger to ***“close nominations and elect Ostling as Chair.”*** Motion carried (6-0).
- 2. Vice-Chair.** Denlinger was nominated for Vice-Chair by Briggs, seconded by Ostling. No other nominations were made. Motion by Ostling, seconded by Briggs to ***“close nominations and elect Denlinger as Vice-Chair.”*** Motion carried (6-0).
- 3. Secretary.** Briggs was nominated for Secretary by Denlinger, seconded by Barber. No other nominations were made. Motion by Newton, seconded by Ostling to ***“close nominations and elect Briggs as Secretary.”*** Motion carried (6-0).

MEETING SCHEDULE FOR 2022. Ostling proposed the following dates and times for the GTPC’s Regular Meetings in 2022; Jan 13, Feb 10, Mar 10, Apr 14, May 12, Jun 9, Jul 14, Aug 11, Sep 8, Oct 13, Nov 10, & Dec 8, all to start at 7:00 p.m. (the 2nd Thursday of each month). Motion by Barber, seconded by Briggs to ***“approve the schedule as proposed.”*** Motion carried (6-0).

TEE PEE MOTEL & RESTAURANT. Ostling updated the GTPC on the status of the Tee Pee Motel & Restaurant Special Use Request that will be reviewed at the next meeting.

OPEN LINE/PUBLIC COMMENT:

1. **Mr. Sam Migliori.** As owner of Pt. Detroit Storage on the W. Higgins Lake Dr., he supports a zoning and/or an ordinance change that would allow him to build additional Mini-Storage Units on his property.
2. **Chair Ostling.** Proposed starting a review of the GTZO to consider change(s) for Mini-Storage Units requirements.
3. **Member Newton.** Provided update on recent GT Board of Commissioners meetings.
4. **Member Briggs.** Will provide a draft of the GTPC 2021 Annual Report for review at the next meeting.

ADJOURN: Motion by Briggs, seconded by Newton to ***“adjourn meeting.”*** Motion carried (6-0), meeting adjourned by Ostling at 7:56 p.m.

NEXT MEETING: Feb 10, 2022 at 7:00 p.m.

Michael B. Briggs, Secretary

Date Approved