

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Monthly Meeting.
DATE: May 12, 2022.
MEMBERS PRESENT: Andreev, Barber, Briggs, Newton, & Ostling.
MEMBERS ABSENT: Denlinger, & Semack (all excused).
OTHERS PRESENT: Burkett (GT Zoning Specialist), & 4 Citizens.
MEETING OPENED: Meeting called to order by Ostling at 7:00 p.m.
PLEDGE TO FLAG: 7:00 p.m.

AGENDA CHANGES: Gilroys Sketch Site Plan Review changed to Preliminary Site Plan Review (PSPR) and held before the Old Business.

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES – MONTHLY MEETING HELD APR 14, 2022: Motion by Newton, seconded by Andreev to ***“approve the Minutes of the Monthly Meeting held Apr 14, 2022.”*** Motion carried (5-0).

NEW BUSINESS:

Preliminary Site Plan Review – Gilroys Hardware (Roscommon). Mr. John W. Dankert (JWD Construction, LLC.) submitted a Site Plan Review (SPR) application on behalf of Mr. Bob Morgan, owner of Gilroys Hardware, to construct 150’ x 16’ Wood Lean-to Storage Building (accessory structure) to be used for lumber supply storage at this commercial facility located at 165 W. Federal Hwy, Roscommon, MI 48653 (Parcel No. 72-004-001-021-0080). Mr. Rick Schmidt (Store General Manager) appeared before the GTPC for a PSPR of the proposed accessory structure. The GTPC confirmed the property is in a General Commercial (C-2) zoned district and the accessory structure is allowed in accordance with the GTZO. Mr. Schmidt answered questions and discussed the request with the Board. Gilroys’ current plan is to build the structure on the north side edge of the parking lot in front of the store, along a tree-line within the required front and side yard setback limits.

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

- Application for SPR;
- Preliminary SP (dated 12/21/21), and
- Building Design Drawings.

In accordance with the GTZO, the GTPC determined that this review fulfilled the requirements of a PSPR , and 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, that includes but is not limited to, building size, and schedule of build-out plan;
- Vicinity Sketch (*1.e & 2.d; missing; 14.2.B.2.b*). A Vicinity Sketch is needed that identifies the required items;

- 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 Timeline estimated from the date when the project starts. Actual dates do not have to be specified, but an estimated number of days;
- Proposed Structures Lighting Plan (*2.m & 4.c; missing; 9, 10, 12.4 & 14.3.B.2.k*). Applicant stated lights will not be used. If lights will be used, then include a statement how lighting (if any) will be handled or not used (e. g. down lights away from neighbors if possible) both on and off the structure;

Mr. Schmidt was then advised of the approval process for a the SPR and to review the GTZO (*Article 14, et. al.*), to ensure that their SP includes the required information. The GTPC agreed to provide him with a letter summarizing the missing and/or deficient items identified during this review. The GTPC will schedule and conduct a Final SPR upon receiving the information requested above.

OLD/ONGOING BUSINESS:

Fence Ordinance Review. The GTPC continued its discussion from previous meetings to review the GT Zoning Ordinance (GTZO) concerning fencing regulations. Ostling led the discussion that included inputs from Burkett (GT Zoning Specialist) concerning issues with the GTZO and requests from residents, and a review of his updated preliminary draft of GTZO Fence section rewrite. The GTPC will continue to address this issue later this summer to allow the GT Building Administrator Jansen (not in attendance) to further evaluate how potential changes might be applied into practice, per his recommendation.

Zoning Changing Discussion – Mini-Storage in C-1 Districts. The GTPC continued its discussion from previous meetings on possible zoning changes with respect to Mini-Storage in GT. Ostling led the discussion that included a review of the report requested by the GTPC from its consultant Mr. Mark Eidelson (AICP), dated May 5, 2022, “Re: Draft Zoning Ordinance Amendments – Mini Storage Facilities (MSF) in C-1 District.” This report included an initial recommendation of draft amendments to the GTZO, along with his comments. At the request of the GTPC, Mr. Sam Migliore (owner of Point Detroit Storage on W. Higgins Lake Dr) answered questions and addressed concerns as an owner of a Mini-Storage business in a C-1 Zoned District that is currently prohibited by the GTZO from building additional Mini-Storage units. The GTPC will continue to address and review this issue in upcoming meetings.

OPEN LINE/PUBLIC COMMENT:

1. Newton. Provided update on GTB activities.
2. Briggs. Provided update on GTZBAs to be held.

ADJOURN: Motion by Barber, seconded by Newton to “*adjourn meeting.*” Motion carried (5-0), meeting adjourned by Ostling at 9:10 p.m.

NEXT MEETING: Jun 9, 2022 at 7:00 p.m.

Michael B. Briggs, Secretary

Date Approved