

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Monthly Meeting.
DATE: Jul 14, 2022.
MEMBERS PRESENT: Andreev, Barber, Briggs, Newton, Ostling, Purkey (1st Mtg), & Semack.
MEMBERS ABSENT: None.
OTHERS PRESENT: Burkett (GT Zoning Specialist), & 3 Citizens.
MEETING OPENED: Meeting called to order by Ostling at 7:00 p.m.
PLEDGE TO FLAG: 7:00 p.m.

WELCOME: Ostling welcomed new Board Member Mr. Mike Purkey who was appointed by the GT Board for a 3-year term to replace MS. Kenda Denlinger whose term expired on Jul 1, 2022. Briggs, Ostling, and Purkey were sworn prior to this meeting for their new terms effective Jul 1, 2022 to Jul 1, 2025. The GTPC will vote to elect a new Vice Chair at the next meeting to fill the position that Denlinger held.

AGENDA CHANGES: None.

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES – MONTHLY MEETING HELD JUN 9, 2022: Motion by Barber, seconded by Semack to *“approve the Minutes of the Monthly Meeting held Jun 9, 2022.”* Motion carried (7-0).

OLD/ONGOING BUSINESS:

Zoning Change 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 proposed timeline of required and anticipated events over the next several months to enact such zoning changes; items of concern from Barber; recommendations and comments from Burkett (Zoning Specialist); and public comments from Ms. Barb Costello, Mr. Brian Costello, and Mr. Sam Migliore. The GTPC then concurred that Amendment #2 of the proposed draft zoning amendment from the consultant Mr. Mark Eidelson (AICP) titled “Re: Draft Zoning Ordinance Amendments – Mini Storage Facilities (MSF) in C-1 District (dated May 5, 2022)” be revised to exclude Section 7.17.B.4 which stated “Storage spaces shall not contain more than 500 square feet each.” A motion was made by Barber, and seconded by Andreev as follows:

“Move to authorize the Planning Commission Chair to contact the Consultant (Landplan Incorporated) to prepare a final draft amendment. The authorization would include the revision agreed upon in these meeting minutes.”

Motion carried (7-0). Ostling will inform Mr. Mark Eidelson (Landplan Inc.) to prepare and submit the final draft to the GTPC prior to the its next meeting. The GTPC will review it and have it posted on the open access GT website (<https://gerrishtownship.org/>). An announcement will then be posted for a Public Hearing to be held during the next GTPC Meeting.

NEW BUSINESS:

1. **Sign Ordinance.** Ostling led the discussion in reference to the GT Zoning Ordinance (GTZO) pertaining to “Signs.” The GT Building & Zoning Office has been responding to an increase number of cases related to

issues involving sign usage in GT and possible ordinance violations. The question is “when does a sign become in violation of our local zoning ordinance?” An article from Foster Swift (Lansing Law Firm) from its Michigan Election Law Blog, titled “*Can We Ban That Sign? (Mar 14, 2022)*” that reviewed a U.S. Supreme Court decision for “Reed v Town of Gilbert” and its impact on Local Sign Regulations was discussed. “... Sign ordinances that prohibit off-premises, non-commercial signs are unconstitutional. ...” The off-premise sign restrictions in the GTZO pertain to commercial signs.

2. Shoreline Stabilization. Ostling led the discussion concerning the authority and process to address problems of shoreline stabilization that are not resolvable with solutions allowed by the GTZO. For example, a Higgins Lake property owner has had his shoreline relandscaped twice within the past couple years to no avail, using the GTZO allowed rock stabilization. A hardened concrete seawall may be the only viable solution for this particular property due to its slope and shoreline topography. Ostling informed the GTPC that his company is the landscaper for this particular residential property and would likely be the applicant for the zoning permit that may require an approval by the GTPC. If so, he would recuse himself from the GTPC decision on this matter.

OPEN LINE/PUBLIC COMMENT:

1. Newton. Announced the GT Board has appointed Mr. Larry Kruger as the new Township Treasurer to replace Ms. Leasa Tulgetske.
2. Semack. Will attend the next Lyon Township Planning Commission Meeting (7/19/22) to hear the discussions of further planning of a Septic Ordinance, with guest speaker Steve King from Central Michigan Health Department.

ADJOURN: Meeting adjourned by Ostling at 8:48 p.m.

NEXT MEETING: Aug 11, 2022 at 7:00 p.m.

Michael B. Briggs, Secretary

Date Approved

Gerrish Township Planning Commission

Proposed Zoning Ordinance Amendments for Mini Storage Facilities in C-1 District

Draft: July 25, 2022
Public Hearing: August 11, 2022

AMENDMENT #1: Table 3-3 / Mini Storage

Revise Line #18 of "Uses of a Primarily Commercial or Business Character¹" in Table 3-3 of Article 3, to replace "*Mini storage.*" with "*Mini storage facilities.*" and authorize such facilities as a special land use in the C-1 District, as follows (suggested additions in *italics*, suggested deletions with ~~strikethrough~~):

Table 3-3 (excerpt)

	PRINCIPAL USES	ZONING DISTRICTS		
		C-1	C-2	I-1
		BR = Use Permitted by Right S = Special Land Use ¹ - = Prohibited Use		
	Uses of a Primarily Commercial or Business Character¹			
18	Mini-storage. <i>Mini storage facilities.</i>	S	s	s

AMENDMENT #2: Section 7.17--Mini Storage Facilities

Revise Section 7.17 – Mini Storage Facilities as follows (suggested additions in *italics*, suggested deletions with ~~strikethrough~~):

Section 7.17 Mini Storage Facilities

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage.

B Additional Standards:

1. One (1) parking space shall be provided for each twenty (20) rental units within the buildings, and one (1) parking space shall be provided for each employee , *except that no designated parking spaces shall need be provided if the circulation aisles along side of the rental units are sufficiently wide to permit parking parallel to such units without interference with moving vehicles passing parked vehicles.*
 - a. *If an administrative office or retail sales building serving the mini-storage facility is present, additional off-street parking shall be provided according to the requirements of Section 10.4.*
2. ~~There shall be a minimum of thirty five (35) feet (forty five (45) feet if the driveway is two way) between warehouses for driveway, parking, and fire lane purposes. Where no parking is provided within the building separation areas, said building separation need only be twenty five (25) feet. Traffic direction and parking shall be designated by signaling or painting. There shall be a minimum of thirty (30) feet between rental unit buildings if either or both building faces provide access doors to the storage units, for driveway, parking, and fire lane purposes. Where neither of the opposing building walls provide access doors to the storage units, the minimum building separation distance shall be ten (10) feet.~~
3. No retail, wholesale, fabrication, manufacturing, or service activities may be conducted from the storage units.

- ~~4. Storage spaces shall not contain more than 500 square feet each.~~
- ~~5~~ 4. All storage shall be within the enclosed building area unless specifically provided for otherwise as part of an approved site plan, as in the case of the storage of recreational vehicles. No outdoor storage shall occur within a front yard and within fifty (50) feet from a side and rear lot line.
- ~~6~~ 5. No storage of hazardous, toxic, or explosive materials shall be permitted at the facility. Signs shall be posted at the facility describing such limitations.
- ~~7~~ 6. *In addition to compliance with subsections (1) through (5), a mini storage facility shall comply with all of the following when located in the C-1 District. The restrictions of this subsection (6) are intended to minimize potential negative impacts contrary to the intent of the C-1 District according to this Ordinance and the Master Plan including minimizing negative impacts on adjacent land uses, encouraging commercial centers of an appealing character, and assurances for safe and convenient pedestrian and other non-motorized modes of travel. The designated approving body for a mini storage facility may lessen the specified restrictions upon a finding that such modifications shall not undermine such intent and may increase the restrictions upon a finding that such modifications are necessary to ensure the intent.*
- a. *No portion of the mini storage facility shall be located within 1,000' of a road intersection between two (2) roads classified by the Roscommon County Road Commission as primary roads according to Public Act 51 of 1951. Such measurement shall be from the right-of-way lines of the respective intersecting roads. This setback restriction shall apply to but is not limited to access ways, buildings, fences and other structures, and outdoor storage.*
- 1) *This restriction shall not apply to any portion of the mini storage facility located between 500' and 1,000' of the referenced intersection provided no portion of the facility shall be located within one hundred fifty (150) feet of such road frontages, excluding an access drive from the frontage to the facility. This restriction shall not prohibit the establishment of other uses authorized in the C-1 District between such frontages and the facility, on the same lot as the mini storage facility.*
- b. *In the case of a mini storage facility located between 500' and 1,000' of an intersection referenced in subsection (a), with frontage along a road referenced in subsection (a), the frontage dimension devoted principally to the mini storage facility shall not exceed fifty (50) feet. This restriction shall not prohibit the establishment of other uses authorized in the C-1 District along other segments of such frontage on the same lot as the facility.*
- c. *The screening requirements of Article 11 shall apply except that in the case where any portion of a mini storage facility will be located between 500' and 1,000' of an intersection referenced in subsection (a), and visible from either intersecting road right-of-way, the number of coniferous trees that are be required shall be increased to provide a staggered row of coniferous trees to screen views to the facility from the road right-of-way.*

(End)