

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

**MEETING:** Regular Monthly Meeting.  
**DATE:** Dec 6, 2018.  
**MEMBERS PRESENT:** Briggs, Case (Last Meeting – Retiring), Kirkpatrick, Link, Semack, Shaltz & Wansa.  
**MEMBERS ABSENT:** None.  
**OTHERS PRESENT:** Jason Janson (GT Building & Zoning Administrator).  
**MEETING OPENED:** Meeting called to order by Chairman Case at 7:00 p.m.  
**PLEDGE TO FLAG:** 7:00 p.m.

**APPROVAL OF MINUTES (MEETING ON NOV 1, 2018):** Motion by Kirkpatrick, seconded by Shaltz to approve minutes of the Regular Monthly Meeting held Nov 1, 2018. Motion carried (7-0).

**AGENDA CHANGES:** None.

### **TOWNSHIP BOARD NEWS (Commissioner Link):**

1. *Gerrish Township Marijuana Ordinance*. In January 2019, the Gerrish Township Board (GTB) will consider a new Marijuana-related Ordinance in Gerrish Township due to the recent legalization of recreational marijuana use in Michigan.
2. *Gerrish Township Compost Site*. The Compost site is closed for the winter. Reopens May 1, 2019.
3. *Gerrish Township Marina*. The restrooms at the Marina will be opened this winter for Public use.
4. *Higgins Lake Sewer System*. Both Gerrish and Lyon Township Boards separately approved funding a joint feasibility study to install an extensive Higgins Lake sewer system, and ascertain the interest & concerns of the local residents.
5. *Gerrish Police Department*. The GTB approved the hiring of John Wybraniec to fill the recent opening of the full time Road Patrol Officer, pending results of a physical and drug screening.
6. *Gerrish Board of Review & Zoning Board of Appeals*. The GTB will formally vote at their monthly meeting (Dec 11) to renew the terms that expire on Dec 31, 2018 of the members on these Boards.
7. *Gerrish Planning Commission Opening*. The GTB will vote at their monthly meeting (Dec 11) to approve a selected candidate for the GTPC to replace Commissioner Case who is retiring.

**BUILDING & ZONING ACTIVITIES (BZA) (Administrator Jansen):** Nothing significant to report (NSTR).

**POLICE REPORT (Chief Hill):** Commissioner Case relayed NSTR.

**FIRE/EMS REPORT (Chief Fisher):** Commissioner Case relayed NSTR.

**ZONING BOARD OF APPEALS CONCERNS (Commissioner Briggs):** No pending ZBAs. Recent ZBAs held:

1. *ZBA 18.10 on Nov 19, 2018*. 104 Misty Meadow Ct. Setback Variance for new garage – Denied (3-0).
2. *ZBA 18.11 on Nov 19, 2018*. 210 Gallagher. Setback Variance for home addition – Approved (2-1).

**SITE PLAN REVIEW CHECKLIST (Commissioner Briggs):** The GTPC was provided with working drafts of a proposed form letter, and Checklists for Sketch, Preliminary, and Final Site Plans that would be provided to those seeking to develop/build real estate in Gerrish Township that might require a Site Plan approval. These drafts will be updated for future GTPC consideration. The intent is to better facilitate a more efficient Site Planning process for the applicants and Township.

**ZONING ORDINANCE PROPOSED CHANGES (Administrator Jansen):**

1. Article 3, Footnotes for Table 3-4, Site Development Requirements, Section 3a. A proposed change to this Section is being considered to clarify its intent with respect to residential lake front setback requirements for decks and dwellings. Jansen will propose an updated change to the GTPC based on the discussion. Any recommended changes approved by the GTPC will be added to its list of Ordinance changes as part of a comprehensive Zoning Ordinance Update it will vote to adopt at a later date.
2. Residential – Multi-Family (R-MF) District Zoning. The fact that there are currently no designated R-MF District Zoning areas specified in Gerrish Township was brought up at a recent GTPC monthly meeting. Hence, there was a brief discussion that included: whether the GTPC should consider rezoning an area(s) as R-MF District Zones; what would constitute a modification; how the GT Master Plan addressed this issue; and if there are any known activities in progress, or planned in the near future that would influence such a modification and the time frames to implement it. The Master Plan recommends considering R-2 District Zones as candidate R-MF Zones. The recent and potential future efforts resulting from the Roscommon County’s Strategic Plan and Economic Development Corporation may offer some additional guidance.

**OPEN LINE:**

1. Commissioner Case Retirement. The GTPC extended its thanks to Commissioner Case for all his 26 years of service on the GTPC and other efforts supporting our Gerrish Township Community. His retirement will be effective Dec 31, 2018.
2. Roscommon County Strategic Plan 2018 (Commissioner Briggs). The Roscommon County Board of Commissioners noted in their monthly meeting on Nov 28, 2018 that they would be reviewing the Roscommon County 2018 Strategic Plan to remap a way ahead for efforts to improve Roscommon County, following the rejection of a Roscommon County Proposal in the November 2018 elections.

**ADJOURN:** Motion by Link, seconded by Briggs at 8:37 p.m. to adjourn. Motion carried (7-0).

**NEXT MEETING:** Jan 3, 2019 at 7:00 p.m.

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Michael B. Briggs, Secretary

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Date