

GERRISH TOWNSHIP (GT) PLANNING COMMISSION

MEETING: Regular Monthly Meeting.
DATE: Sep 6, 2018.
MEMBERS PRESENT: Briggs, Case, Kirkpatrick, Link, Semak, Shaltz, & Wansa.
MEMBERS ABSENT: None.
OTHERS PRESENT: Ken Gibbs & Constance Bogedin (Site Plan Review Applicants), & 1 resident.

MEETING OPENED: Meeting called to order by Chairman Case at 7:05 p.m. He welcomed new Commission member Mr. Greg Semak, attending his first meeting on the Gerrish Township Planning Commission (GTPC).

PLEDGE TO THE FLAG: At 7:05 p.m.

APPROVAL OF MINUTES (MEETINGS ON AUG 2, 2018): Motion by Shaltz, seconded by Wansa to approve minutes of the Regular Monthly Meeting held Aug 2, 2018. Motion carried (7-0).

AGENDA CHANGES: None.

SITE PLAN REVIEW (Applicants Mr. Ken Gibbs & Ms. Constance Bogedin): Mr. Ken Gibbs & Ms. Constance Bogedin appeared for a Site Plan review of their proposed business & equipment storage facility to be built on their commercial property at 4339 W. Higgins Lake Dr. (the site of the former Higgins Lake Miniature Golf Course). The information provided by the applicants was reviewed for completeness and found to satisfy the requirements for both a Preliminary Site Plan Review and a Site Plan Review after making modifications to their original drawings to adhere to Zoning Ordinance Article 11 (Section 11.4 – Buffer Areas), and Article 12 (Section 12.3 – Potable Water and Sewage Disposal). The modifications included: (1) striking out "Future" of the "Future Well" and "Future Septic" designated areas; and (2) adding a 10 ft buffer zone to east side lot abutting the residential properties that specifies trees to be placed in accordance with Section 11.4 (Buffer Areas) of the Zoning Ordinance. These updates were annotated in the submitted construction drawings, initialed by the applicants, and signed by Chairman Case. Following a review of Articles 7 (Standards for Specific Land Use) and 14 (Site Plan Review), and a discussion, the GTPC determined that this Site Plan should be designated as a Special Land Use case that requires approval from the Gerrish Township Board (GTB) with the GTPC recommendation. Two motions (Land Use, and Site Plan) were approved by the GTPC and will be forwarded to the GTB for final approval.

1. *Land Use:* Motion by Shaltz, seconded by Wansa, to approve the use of this property (4339 W. Higgins Lake Dr., Roscommon, MI 48653) for Landscaping Services and as an Open Air Business for the sale of landscaping supplies. Motion carried (7-0).

2. *Site Plan:* Motion by Wansa, seconded by Link, to approve the Site Plan for the property development at 4339 W. Higgins Lake Dr., Roscommon, MI 48653, as presented to this Board today (Sep 6, 2018) with the modifications approved as noted on the Site Plan. Motion carried (7-0).

TOWNSHIP BOARD NEWS (Commissioner Link):

Gerrish Township Residential Rental Property Ordinance Development. The Township Board received draft copies of a proposed Gerrish Township Residential Rental Property Ordinance. This proposed Ordinance adopts Michigan’s International Property Maintenance Code and would only apply to long term rentals (i.e. those over 30 days). A Public Hearing will be scheduled in the near future to receive comments from the Gerrish Residents. The goal is to have a Gerrish Residential Rental Property Ordinance approved by February 2019.

BUILDING & ZONING ACTIVITIES (BZA) (Administrator Jansen): Commissioner Case relayed there was 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):

1. *ZBA 17.06 Appeal on Aug 27, 2018.* 1180 W. Higgins Lake Dr. Setback Variance Approved (3-2).
2. *ZBA 18.08 on Sep 17, 2018 [10:00].* 200 Robbins Ave. Setback Variance.
3. *ZBA 18.09 on Sep 17, 2018 [11:00].* 1529 E. Higgins Lake Dr. Nonconforming Structures Variance.

DISCUSSION & SIMPLIFICATION OF ARTICLE 14 – SITE PLAN REVIEW (Commissioners Shaltz & Briggs):

Continuing the discussion from the Aug 2018 GTPC Meeting, the instructions and process for Site Plan Review (SPR) applications need to be improved and clarified to better facilitate all involved (applicants, BZA, and GTPC). A preliminary draft outline of a checklist to be included in the SPR application package was presented to the GTPC. Commissioner Briggs agreed to refine the draft checklist for the GTPC to review by the next meeting.

OPEN LINE: None.

ADJOURN: Motion by Briggs, seconded by Wansa at 9:10 p.m. to adjourn. Motion carried (7-0).

NEXT MEETING: Oct 4, 2018 at 7:00 p.m.

DATED: Sep 13, 2018

Michael B. Briggs, Secretary