

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

**MEETING:** Regular Monthly Meeting.  
**DATE:** Dec 5, 2019.  
**MEMBERS PRESENT:** Briggs, Denlinger, Kirkpatrick, Link, Semack, & Shaltz.  
**MEMBERS ABSENT:** Ostling (Excused).  
**OTHERS PRESENT:** None.  
**MEETING OPENED:** Meeting called to order by Shaltz at 7:03 p.m.  
**PLEDGE TO FLAG:** 7:03 p.m.

**APPROVAL OF MINUTES (MEETING ON NOV 7, 2019):** Motion by Semack, seconded by Kirkpatrick to approve the Minutes of the Regular Monthly Meeting held Nov 7, 2019. Motion carried (6-0).

**AGENDA CHANGES:** None.

**ZONING ORDINANCE (ZO) AMENDMENTS (Commissioner Shaltz):** Amendments for two Zoning Articles previously discussed (tabled at the Aug 1, 2019 GTPC Meeting) were reviewed to proceed to the next step of the amendment process, a Public Hearing. Motion by Semack, seconded by Link as follows:

***“Move to: Proceed to a public hearing on amending Article 3, Footnote 3.a under Footnotes for Table 3-4 –Site Development Requirements to read:***

- ‘3. Front yard setbacks shall be measured from the road right-of-way or easement, as shall side yard setbacks where a side yard abuts a road in the case of a corner lot.***
- a. In the case of a waterfront lot in the R-1 or R-1A District, the required front yard setback for a lot shall be fifty (50) feet from the ordinary high water mark except that where there exists one (1) or more dwellings on waterfront sites located on one (1) or both sides of such lot, and where such dwellings are within one hundred (100) feet of such lot, the required setback shall be the average setback of such existing dwellings, but in no case shall such required setback be less than fifty (50) feet from the ordinary high water mark. For calculation purposes the setback for an existing dwelling is established by determining the shortest distance from the dwelling foundation to the ordinary high water mark. Residential Outdoor Living Areas (Patios, Decks, Porches, etc.) may be constructed between the dwelling foundation and the fifty (50) minimum setback from the ordinary high water mark subject to any restrictions elsewhere in this ordinance. Refer to Section 20.11 for Residential Outdoor Living Area limitations within fifty (50) feet of the ordinary high water mark.’***

***AND amending Article 20, Section 20.15.A.1 and 20.15.A.2 to read:***

***‘Section 20.15 Fences and Walls***

- A. Residential: Fences and walls used principally for residential purposes shall comply with the following:***

1. ***Fences and walls up to five (5) feet high that obstruct a maximum of thirty (30) percent of the view and air flow are not subject to any yard or setback limitations.***
2. ***Fences and walls in excess of five (5) feet in height but no greater than seven (7) feet high, that obstruct a maximum of thirty (30) percent of the view and air flow, are permitted provided the fence is a minimum of fifty (50) feet from the front lot line and a minimum of twenty (20) feet from all other lot lines. In the case of a waterfront lot, the fifty (50) foot setback shall be measured from the ordinary high water mark.'***

***Justification:***

***Section 3: Clarify the calculation of the fifty (50) foot setback as requested by the Zoning Administrator.***

***Section 20: Increase the height of fences that are not subject to any yard or setback limitations from four (4) feet to five (5) feet as recommended by the Zoning Administrator."***

Motion carried (6-0). The Public Hearing will be held during the Jan 9, 2020 GTPC Monthly Meeting.

**RESOLUTION – GTPC 2020 MEETING SCHEDULE (Commissioner Shaltz):** Motion by Shaltz, seconded by Briggs to approve the Resolution No. 2019-12-05-01 (Resolution Regarding Planning Commission Regular Meeting Dates). Motion carried (6-0). This Resolution will be posted for the Public immediately.

**SITE PLAN UPDATE – COMMERCIAL BUILDING ADDITION – 635 W. Federal Hwy (Commissioner Shaltz):** Shaltz provided an update on the Final Site Plan for this property that was approved by the GTPC on Nov 7, 2019 with contingencies. The Building Administrator has received the updated building drawings, and is awaiting a letter from the applicant specifying the details to remove or relocate the carport to a location within the GT ZO set-back requirements. The Final Site Plan will be signed upon receipt of this letter.

**SITE PLAN CHECKLIST FOR APPLICANTS (Commissioner Briggs):** Nothing Significant To Report (NSTR).

**GTPC 2019 ANNUAL REPORT STATUS (Commissioner Briggs):** Discussed contents of draft 2019 Annual Report. Briggs to incorporate recommended changes and provide to GTPC for vote at Jan 2020 meeting.

**BUILDING & ZONING ACTIVITIES (Administrator Jansen):** NSTR, Administrator Jansen not available.

**GERRISH TOWNSHIP BOARD (GTB) UPDATE (Commissioner Link):** Link discussed items from the GTB Work Session Meeting held Dec 5. Minutes from this meeting are available on the GTB's website.

**ZONING BOARD OF APPEALS CONCERNS (Commissioner Briggs):** NSTR.

**OPEN LINE:**

1. **Airbnb Rentals.** Brief discussion of how other communities (e.g. Boston-area) are addressing an emerging issue of short term (~days) rental impacts to local residents.
2. **Public Hearing for Zoning Ordinance Amendments.** As noted above, to be scheduled Jan 9, 2020.

3. Elections for GTPC Key Positions. The annual election of the GTPC Chair, Vice-Chair, & Secretary will take place at the next meeting on Jan 9, 2020.

**ADJOURN**: Meeting adjourned by Shaltz at 7:54 p.m.

**NEXT MEETING**: Jan 9, 2020 at 7:00 p.m.

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Michael B. Briggs, Secretary

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Date Approved