

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

**MEETING:** Regular Monthly Meeting.  
**DATE:** Jul 9, 2020.  
**MEMBERS PRESENT:** Briggs, Kirkpatrick, Link, Ostling, & Semack.  
**MEMBERS ABSENT:** Denlinger (Excused), 1 vacant position (formerly Shaltz).  
**OTHERS PRESENT:** Jason Jansen (Bldg. & Zoning Administrator [BZA]), and 4 citizens.  
**MEETING OPENED:** Meeting called to order by Ostling at 7:00 p.m.  
**PLEDGE TO FLAG:** 7:00 p.m.

**APPROVAL OF MINUTES (MEETING ON JAN 9, 2019):** Motion by Semack, seconded by Kirkpatrick to ***“approve the Minutes of the Regular Monthly Meeting held Mar 12, 2020.”*** Motion carried (5-0).

**AGENDA CHANGES:** None.

### **SKETCH PLAN REVIEW – COMMERCIAL BUILDING ADDITION – 2415 W. Sunset Dr. (Commissioner Ostling):**

Mr. Robert Edwards presented a Sketch Plan (written narrative only) proposing to construct a 24' x 60' addition to the pole barn located on the commercial property at 2415 W. Sunset Dr. The addition would include an office, bathroom, small kitchen, and extended storage space. It would be used to conduct charitable activities, meetings, and store materials for these activities. The Board reviewed his written plan to determine the characterization of the proposed addition and general compliance with the Zoning Ordinance (ZO). The Board determined the proposed use as presented conforms with its current use and unanimously recommended proceeding to the next step to develop a Preliminary Site Plan for further review. The Board advised Mr. Edwards to work with BZA Jansen concerning questions and requirements for the Site Plan Review of this proposal.

### **SITE PLAN REVIEW – NEW COMMERCIAL BUSINESS (Dollar General) – Robinson Lake Rd (Commissioner Ostling):**

Mr. Joseph Adams (Surveyor, Farnsworth Group), representing DGOGGRoscommonmi01222020 LLC, presented a Preliminary Site Plan for building a new Dollar General retail store 500' east of E. Higgins Lake Dr. on Robinson Lake Rd (Property Parcel No. #72-004-022-002-0041) currently owned by the Robert and Honora A Solomon Trust. The proposed 70' x 130' (9100 square feet) single story building would be built on a 200' wide by 500' deep portion of the western side of this parcel that is currently vacant, forested, and recently approved for a parcel split by the Gerrish Township Board (GTB). Upon reviewing the Site Plan in accordance with the GTPC's Site Plan Review Checklist and ZO, the Commission determined that this Site Plan met the standards of completeness and conformity with the ZO required for a Final Site Plan Review with two conditions. A motion was then made by Kirkpatrick, and seconded by Briggs as follows:

***“Move to accept and approve the Site Plan presented for the construction of a Dollar General store, on the property parcel #72-004-022-002-0041 located on Robinson Lake Rd, Roscommon, MI, as the Final Site Plan contingent on; (1) the Engineer Report details the steps necessary to mitigate any poor soil conditions, and (2) the Michigan Department of Energy, Great Lakes, and Environment (EGLE) approval if necessary, is obtained.”***

Motion carried (5-0). The applicant's representative, Mr. Adams was then advised to continue to work with the GTBZA concerning questions and requirements through the remainder of the Building Permit process. Ostling will provide the GTBZA with a letter from the GTPC specifying the approved motion of this Site Plan Review.

**BUILDING & ZONING (B&Z) ACTIVITIES (Administrator Jansen)**: Lots of ongoing B&Z activities in the Township, but Nothing Significant to Report (NSTR).

**GERRISH TOWNSHIP BOARD UPDATE (Commissioner Link)**: Link provided updates on items from the GTB Meetings. The GTB anticipates appointing a new member to the GTPC at the next scheduled GTB Monthly Meeting (Jul 14, 2020) to replace Commissioner Shaltz whose term expired on Jun 30, 2020. Minutes from the meetings are available on the GTB's website.

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

**OPEN LINE**: NSTR.

**ADJOURN**: Meeting adjourned by Ostling at 8:28 p.m.

**NEXT MEETING**: Sep 10, 2020 at 7:00 p.m.

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Michael B. Briggs, Secretary

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Date Approved