

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

**MEETING:** Special Meeting.  
**DATE:** Aug 13, 2021.  
**MEMBERS PRESENT:** Andreev, Barber, Briggs, Denlinger, Newton, and Ostling.  
**MEMBERS ABSENT:** Semack (Excused).  
**OTHERS PRESENT:** Burkett (GT Zoning Specialist), and 2 Citizens.  
**MEETING OPENED:** Meeting called to order by Ostling at 7:00 p.m.  
**PLEDGE TO FLAG:** 7:00 p.m.

**INTRODUCTIONS (Chair Ostling):** Ostling provided opening remarks. Mr. Thomas Barber was appointed by the Gerrish Township on Aug 5, 2021 to fill the open seat on the GTPC previously held by Ms. Sally Voorheis whose term expired on Jul 1, 2021. His term will expire on Jul 1, 2024.

**AGENDA CHANGES:** None.

**PUBLIC COMMENTS:** None.

### **APPROVAL OF MINUTES (MEETINGS ON JUL 8, 2021):**

1. Motion by Newton, seconded by Andreev to ***“approve the Minutes of the Special Meeting held Jul 8, 2021.”*** Motion carried (6-0).
2. Motion by Newton, seconded by Denlinger to ***“approve the Minutes of the Regular Monthly Meeting held Jul 8, 2021.”*** Motion carried (6-0).

### **OLD BUSINESS:**

**FINAL SITE PLAN REVIEW (SPR) – NEW RETAIL BUSINESS (Dollar General).** Ostling designated Vice Chair Denlinger to lead this SPR. Mr. David Scrimger (Meridian Land Surveying) appeared before the GTPC to represent the applicant DGOGRoscommonmi03182021 LLC, for a Final SPR (FSPR) for building a new Dollar General retail store 300’ south of Meadowlark Dr. on CR100 at 9541 N. Cut Rd, Roscommon, MI 48653 (Property Parcel No. #72-004-015-008-0340, currently owned by Cornerstone Construction Corporation). Details from the Preliminary SPR (PSPR) are contained in the Minutes of the GTPC Monthly Meeting held Jul 8, 2021. No public comments were made at this meeting. No public correspondence was received at or prior to this meeting. The following information was received from Dollar General as a follow-up to the PSPR:

- Project Narrative, Permitting & Schedule;
- Site Plan C1 (with Vegetation Clearing Limits);
- Site Plan C2 (with Relocated Outlet);
- Site Utility Plan;
- Floor Plan & Details;
- Signage & Signage Details (no variance);
- Signage & Signage Details (with variance);
- Access Permit;
- Soil Erosion Permit; and
- Geotechnical Engineering Report.

Upon reviewing the Site Plan in accordance with the GTPC's Site Plan Review Checklist and Zoning Ordinance (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 made by Briggs, and seconded by Denlinger as follows:

***“Move to accept and approve the Site Plan by DGOGRoscommonmi03182021, LLC for the construction of a Dollar General retail store on the property located at 9541 N. Cut Rd, Roscommon, MI 48653 (Parcel No. 72-004-015-008) with the following conditions: (1) that their signage is in compliance with the ZO; and (2) three dated copies of the Final Site Plan are submitted to the Gerrish Township Zoning & Building Administrator’s office.”***

Andreev, Barber, Briggs, Denlinger, and Newton voted in favor of the motion. Ostling abstained from voting due to a conflict of interest owning a property within 300' of the site location. Motion carried (5-0). Mr. David Scrimger was then advised to continue to work with the GT Building & Zoning Administrator, concerning questions and requirements through the remainder of the Building Permit process. Denlinger then turned the meeting back over to Chair Ostling.

**NEW BUSINESS:** None.

**REPORTS:**

**GTPC Upcoming Topic (Chair Ostling):** In response to some recurring residents' questions and concerns of the Fencing ordinance, Ostling proposed reviewing it at the next meeting.

**BUILDING & ZONING (B&Z) ACTIVITIES (Zoning Spec. Burkett):** Burkett provided a status update of the Township's small shared lake-access property that it would like to sell, and noted some recent residents' concerns with the Township's zoning ordinances for Fencing and Storage.

**GERRISH TOWNSHIP BOARD UPDATE (Member Newton):** Newton discussed items from the recent GTB meetings that are included in their Minutes posted on the GT website.

**ZONING BOARD OF APPEALS CONCERNS (Member Briggs):** Nothing significant to report.

**PUBLIC COMMENT:** None.

**OPEN LINE:** Briggs informed the GTPC of current Federal grant opportunities for installing and/or upgrading Broadband internet connections to local communities.

**ADJOURN:** Meeting adjourned by Ostling at 8:30 p.m.

**NEXT MEETING:** Sep 9, 2021 at 7:00 p.m.

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Michael B. Briggs, Secretary

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Date Approved