

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

**MEETING:** Monthly Meeting.  
**DATE:** Feb 10, 2022.  
**MEMBERS PRESENT:** Andreev, Briggs, Newton, & Ostling.  
**MEMBERS ABSENT:** Barber, Denlinger, & Semack (all excused).  
**OTHERS PRESENT:** Burkett (GT Zoning Specialist), Jansen (GT Bldg. Admin.), & 5 Citizens.  
**MEETING OPENED:** Meeting called to order by Ostling at 7:00 p.m.  
**PLEDGE TO FLAG:** 7:00 p.m.

**AGENDA CHANGES:** None.

**PUBLIC COMMENTS:** None.

**APPROVAL OF MINUTES – PUBLIC HEARINGS HELD JAN 13, 2022:** Motion by Newton, seconded by Andreev to *“approve the Minutes of the Public Hearings held Jan 13, 2022.”* Motion carried (4-0).

**APPROVAL OF MINUTES – MONTHLY MEETING HELD JAN 13, 2022:** Motion by Newton, seconded by Andreev to *“approve the Minutes of the Monthly Meeting held Jan 13, 2022.”* Motion carried (4-0).

### **OLD/ONGOING BUSINESS:**

**TEE PEE MOTEL & RESTAURANT.** Mr. Tyler Beger & Mr. Fred Beger appeared before the GTPC as owners who have applied (with Mr. Todd Herman) for a Special Use Permit (SUP) to reopen their Tee Pee Motel & Restaurant located at 333 W. Federal Hwy, Roscommon, MI 48653 (Parcel Number 72-004-001-022-0020). The details of the special circumstances and previous GTPC requirements specified for this request are addressed in the Minutes of their initial appearance before the GTPC at its Monthly Meeting on Apr 8, 2021 (posted on the GT website, [https://gerrishtownship.org/minutes.php?type=planning\\_commission](https://gerrishtownship.org/minutes.php?type=planning_commission)). One of these GTPC requirements included obtaining the necessary variances from the GT Zoning Board of Appeals (GTZBA) for several pre-existing legal non-conforming items that became non-compliant with the GT Zoning Ordinance (GTZO) during the extended period of non-use of the Motel & Restaurant prior to these new owners purchasing the property. The variances were approved with conditions by the GTZBA on Dec 13, 2021. A Public Hearing was held immediately preceding this meeting. The Minutes for this Public Hearing will be posted on the GT website noted above. No correspondence was received, and no public comments were made at this meeting. The GTPC reviewed previous actions taken by the Planning Commission, the GTZBA, the Roscommon County Circuit Court, and input from the Public Hearing. As a result of this review, pending the formal approval of the GTZBA Dec 13, 2021 Meeting Minutes that is scheduled at the next GTZBA Meeting on Feb 28, 2022, the GTPC determined that the applicants will have complied with the requirements previously set forth by the GTPC at its April 2021 meeting when it voted to approve the SUP. Hence, the following motion was made by Newton, and seconded by Andreev as follows:

***“Move that per direction provided by the Gerrish Township Planning Commission at its April 2021 meeting, the applicant, Mr. Fred Beger has applied to and received a variance from the Gerrish Township Zoning Board of Appeals as detailed in minutes from their meeting held on December 13, 2021. Therefore, I move that, upon formal approval of the minutes and motion by the ZBA, the Special Use Permit to reopen the Tee Pee Motel and Restaurant, be approved and shall include all items***

***identified in the original approved action. This is granted under the condition that the direction from the Roscommon County Circuit Court is recognized as a condition of the approval.”***

Andreev, Newton, and Ostling voted yea, no one voted nay, and Briggs abstained (having voted previously voted on the GTZBA Variance Request). Motion carried (3-0-1). Ostling will submit a letter to the GT Board of Commissioners (GTBC) with the GTPC recommendation that the GTBC approve the SUP.

***FENCE ORDINANCE REVIEW.*** The GTPC continued its discussion from previous meetings to review the GTZO concerning Fencing regulations that included the following: a drawing that Ostling prepared showing the current condition of the specific sections of the ordinance that are most problematic (ref. *GTZO, Section 20.15*); background information submitted by Barber; and inputs from Jansen & Burkett (GT Building & Zoning Office) of recurring GTZO regulation-related questions and requests from residents that require clarification. Some of the key fencing issues include; heights, types (e.g., privacy), visibility, actual fences vs. lawn decoration (e.g., trellises, hedges, trees, etc.), location on property (including setbacks), and residential vs. commercial. Ostling will propose an action plan for the GTPC to work out the details over the next couple of months to correct the confusing section(s) of the GTZO where needed, with a focus on what is practical and still protects the values of all property owners.

**NEW BUSINESS:**

***ZONING CHANGE DISCUSSION – MINI-STORAGE IN C-1 DISTRICTS.*** Ostling led a discussion on how to deal with mini-storage throughout GT as a follow up to the recently denied Zoning Change requests that were made to build Mini-Storage Units on Local Commercial (C1) zoned district properties, which are not currently allowed per the GTZO. Currently, there appears to be a need for additional mini-storage throughout the township. It seems that nearly all existing sites have no vacancies and calls for more are a common occurrence. Full time residents, part time residents, visitors, weekend players all need places to keep their recreational craft and extra stuff. There are currently about 250 -275 units available throughout the Township. All but one of these businesses are in the C1 district, and operating in compliance with the GTZO on a pre-existing non-conforming basis. Some of these businesses have additional room for expansion, but cannot because of the GTZO restriction. There are currently other C1 sites that could be developed to accommodate mini-storage. Some mini-storage can become unsightly if not addressed properly. Some are built on parcels that are too small and don't provide much separation from existing dwellings. Too much mini-storage can also be a problem. Additional considerations include; how much screening, setback, aesthetic improvement, etc. is necessary. Based on these issues, and a review of relevant sections of the GTZO and GT Master Plan, the GTPC agreed that before pursuing this item further, it should ask the GTBC to direct the GTPC to further investigate the item and prepare a revision of the Zoning Ordinance for their review. The GTPC would then continue the administrative process if the GTBC approved. Hence a motion was made by Briggs, and seconded by Andreev, as follows:

***“Move that the Chairman prepare a letter to the Township Board citing reasons having been discussed by the Planning Commission that they consider directing the PC to further investigate the need for additional mini-storage within the Township and prepare suggested text allowing changes if the investigation warrants.”***

Andreev, Briggs, Newton, and Ostling voted yea, no one voted nay. Motion carried (4-0). Ostling will submit the aforementioned letter to the GTBC.

**OPEN LINE/PUBLIC COMMENT:**

1. Ms. Jean Lawrence. Provided a public comment.
2. Member Briggs. Will provide a draft of the GTPC 2021 Annual Report for review at the next meeting. There are three upcoming Zoning Board of Appeals scheduled prior to the next GTPC Meeting.

**ADJOURN:** Motion by Briggs, seconded by Newton to ***“adjourn meeting.”*** Motion carried (4-0), meeting adjourned by Ostling at 7:50 p.m.

**NEXT MEETING:** Mar 10, 2022 at 7:00 p.m.

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Michael B. Briggs, Secretary

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Date Approved