

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Monthly Meeting.
DATE: Mar 10, 2022.
MEMBERS PRESENT: Andreev, Briggs, Denlinger, Newton, & Ostling.
MEMBERS ABSENT: Barber & Semack (all excused).
OTHERS PRESENT: Burkett (GT Zoning Specialist), & 3 Citizens.
MEETING OPENED: Meeting called to order by Ostling at 7:02 p.m.
PLEDGE TO FLAG: 7:02 p.m.

AGENDA CHANGES: None.

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES – PUBLIC HEARING HELD FEB 10, 2022: Motion by Briggs, seconded by Newton to *“approve the Minutes of the Public Hearing held Feb 10, 2022.”* Motion carried (5-0).

APPROVAL OF MINUTES – MONTHLY MEETING HELD FEB 10, 2022: Motion by Briggs, seconded by Andreev to *“approve the Minutes of the Monthly Meeting held Feb 10, 2022.”* Motion carried (5-0).

APPROVAL OF ANNUAL REPORT – 2021: Motion by Briggs, seconded by Denlinger to *“approve the GTPC Annual Report for 2021.”* Motion carried (5-0).

OLD/ONGOING BUSINESS:

Fence Ordinance Review. The GTPC continued its discussion from previous meetings to review the GTZO concerning fencing regulations. Ostling presented; an updated drawing depicting the current setbacks on different categories of properties, and a proposed rewrite of GTZO Sections 20.15 & 13.4 as a starting point for possible changes. Burkett provided an update on her findings of past and present rationale of; GT fencing ordinances specifications, GT residents’ inquiries and desires that the GT Building & Zoning Office is receiving, and examples of other Township fencing ordinances. As previously discussed, there are inconsistencies and ambiguities in the ordinance and some of its definitions, such as heights, view obstruction vs. clear view, and what constitutes a “fence”. Ostling requested that GTPC members submit comments and recommendations to him that he will compile and present at the next GTPC meeting for further discussion.

Zoning Changing Discussion – Mini-Storage in C-1 DISTRICTS. The GTPC continued its discussion from previous meetings on possible zoning changes with respect to Mini-Storage in GT. Newton provided a recap of the GT Board (GTB) discussion in response to the letter Ostling sent to them on behalf of the GTPC to ascertain their position on this issue. As the GTB Ex-Officio Member, Newton informed the GTPC that the current position of the GTB on this issue is the following: they recognize the need for more Mini-Storage in the Township; they are concerned that potential changes of Mini-Storage related Ordinances in the GTZO to facilitate more Mini-Storage could also lead to over-development and proliferation of these units that would negatively impact the physical appearance and property values; they support the current standards as defined for Mini-Storage in C-2 Districts; and they would consider changes to allow Mini-Storage in C-1 Districts depending on the restrictions pertaining to lot size, setbacks, and coverage. Based on feedback

from the GTB, the increased demand for these units in GT, and discussions, the GTPC determined that the next step should be to get legal consultation to review current legal statutes for updates and key issues that pertain to making potential changes to the GTZO for Mini-Storage. Hence a motion was made by Newton, and seconded by Briggs, as follows:

“Move to have Jim Ostling contact the Gerrish Township Clerk about hiring a consultant to review legal issues of concern for updating the Mini-Storage related ordinances in the Gerrish Township Zoning Ordinance.”

Andreev, Briggs, Denlinger, Newton, and Ostling voted yea, no one voted nay. Motion carried (5-0). Ostling will contact the GT Clerk per the motion.

NEW BUSINESS:

GT Zoning Specialist Brenda Burkett. Presented a list of proposed terms and definitions to be added to the GTZO Glossary for clarification and quick reference. Some terms are not specifically defined within the GTZO. The GTPC discussed the list and will consider this further, along with the other potential changes/updates to the GTZO.

OPEN LINE/PUBLIC COMMENT:

1. Jean Lawrence. Expressed concerns and asked if and how storm water run-off for Mini-Storage Units and outdoor lighting Ordinance compliance is handled by the GTPC.
2. Member Briggs. Summarized GT Zoning Board of Appeals cases 22.01 & 22.02 held on Feb 28, 2022.

ADJOURN: Motion by Newton, seconded by Briggs to ***“adjourn meeting.”*** Motion carried (5-0), meeting adjourned by Ostling at 9:00 p.m.

NEXT MEETING: Apr 14, 2022 at 7:00 p.m.

Michael B. Briggs, Secretary

Date Approved