

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Monthly Meeting – Hybrid (In Person and Zoom).
DATE: Jan 11, 2024.
MEMBERS PRESENT: Andreev (arrived @ 7:25), Briggs, Newton, & Purkey.
MEMBERS ABSENT: Barber & Semack (both Excused & viewed via Zoom), 1 vacancy.
OTHERS PRESENT: Jansen (GT Bldg. & Zoning Admin. [GTBZA]), 2 Citizens, & 2 via Zoom.
MEETING OPENED: Meeting called to order by Vice Chair Purkey at 7:00 p.m. No Quorum until 7:25 p.m.
PLEDGE TO FLAG: Recited.

AGENDA CHANGES: Moved “Election of Officers” to precede Old Business, and added “GTPC 2024 Annual Meetings Schedule” to New Business, Item 2.

ELECTION OF GTPC OFFICERS.

1. **Chair.** Barber was nominated for Chair by Briggs, seconded by Newton. No other nominations were made. Motion by Briggs, seconded by Purkey to ***“close nominations and elect Barber as Chair.”*** Motion carried (4-0).
2. **Vice-Chair.** Purkey was nominated for Vice-Chair by Briggs, seconded by Andreev. No other nominations were made. Motion by Briggs, seconded by Andreev to ***“close nominations and elect Purkey as Vice-Chair.”*** Motion carried (4-0).
3. **Secretary.** Briggs was nominated for Secretary by Newton, seconded by Purkey. No other nominations were made. Motion by Newton, seconded by Purkey to ***“close nominations and elect Briggs as Secretary.”*** Motion carried (4-0).

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES – MONTHLY MEETING HELD NOV 9, 2023: Motion by Briggs, seconded by Andreev to ***“approve the Minutes of the Monthly Meeting held Nov 9, 2023.”*** Motion carried (4-0).

OLD/ONGOING BUSINESS:

1. **Septic Systems.** A possible GT Septic Ordinance (GTSO) discussion was continued from previous meetings. Semack presented a review of the recently adopted Lyon Township Septic Ordinance (LTSO). All GTPC members agreed to review this LTSO prior to the next GTPC meeting to further discuss questions, concerns, and develop a possible GTSO using the LTSO as a guide. Implementation and enforcement issues of a GTSO are just some of key issues that will need to be addressed.
2. **Short-Term Rental Properties.** A possible GT Short-Term Rental Property Ordinance (GTSTRPO) discussion was continued from previous meetings. Barber presented an example draft of a possible GTSTRPO based on some other Township Ordinances. The discussion focused on several issues, to include the following: types of rentals (e.g. renting of a building with or without owner occupation); permitting; process; max occupancy limits; parking; noise; and enforcement. Members will continue to research this topic.
3. **Mobil Home age limits/3rd Party inspections/ Unconventional Home definition.** A discussion continued from previous meetings. Barber will contact the GT Building and Zoning Administrator (GTBZA) Jason Jansen and draft a proposed GT Zoning Ordinance (GTZO) amendment motion to vote on

at the next GTPC meeting. Any GTPC approved changes would be forwarded to the GT Board for final approval consideration.

NEW BUSINESS:

1. Upcoming Preliminary Site Plan Review - Mini-Storage (Kemerer - ~300 Units on N. Cut Rd.). Following a Sketch Plan Review held during the last GTPC Meeting (Nov 9, 2023), Kemerer Builders (Saginaw, MI) submitted a Site Plan Application and Site Plans for a proposed Mini-Storage Complex to be built and operated on a current vacant property (Parcel No. 004-003-025-0070) on the east side of N. Cut Rd., Roscommon, MI 48653 near the intersection of W. Federal Hwy. A Preliminary Site Plan Review (PSPR) was not scheduled for this GTPC Meeting because the application and Site Plan was not submitted early enough to allow the GTPC members to adequately prepare and conduct a PSPR at this meeting. However, it did briefly review the Site Plan drawings and identified several issues that the applicants will need to readdress, to include the following: building density per lot size; Fire Trucks and Emergency Response Vehicle access; Snow Removal; and Surface Water Management. The GT Fire Chief (Jim Fisher) answered GTPC questions and provided clarification on Emergency Vehicle access requirements. Barber will provide a list of the noted issues to GTBZA Jansen to be forwarded to the applicants. The PSPR will be scheduled at the next GTPC Meeting.

2. GTPC Meeting Schedule for 2024. Briggs proposed meeting every other month based on the 2023 meetings and anticipated business during 2024. Regular Meetings would start at 7:00 p.m. on Jan 11, Mar 14, May 9, Jul 11, Sep 12, and Nov 14. If other meetings are required, they would be scheduled as Special Meetings during the off-months in the same date/time slot. Motion by Briggs, seconded by Newton to ***“approve the schedule as proposed.”*** Motion carried (4-0).

OPEN LINE/PUBLIC COMMENT:

1. Newton. Provided an update on recent GTB actions and upcoming items. He provided a copy of a recent Roscommon Township (RT) Resolution for Temporary Moratorium for Storage Unit Buildings that was received by the GTB. During this moratorium, RT will be studying the current requirements, recent surge in new units, and the impacts to their local area. After discussion, the GTPC agreed not to pursue any similar action at this time.

ADJOURN: Motion by Purkey, seconded by Briggs to ***“close this meeting.”*** Motion carried (4-0). Meeting closed by Purkey at 9:14 p.m.

NEXT MEETING: Feb 8, 2024.

Michael B. Briggs, Secretary

Date Approved