

Gerrish Township Planning Commission
Regular Meeting February 4, 2016

Meeting was called to order by Chairperson Case at 7:00 P.M. Gerrish Township Municipal Building.

Members Present: Case, Trustee Link, Polisei, Tucker, and Wansa.

Members absent: Hoffman and Russom

Attending: Jansen- Building & Zoning Administrator, Go Fast Rental Representatives: Jeremy McKee, Joe Leusby, and Stacy Smith

Motion by Link, seconded by Wasna: **CARRIED.**

Minutes of 1/7/16 were approved as presented.

Agenda Changes: None

Correspondence: Copy of editorial in the Resorter (2/4/16) by JoEllen Serum of the Paul Bunyan Board of Realtors regarding the Septic and Well Inspection at TOT

Public Comment: None

CURRENT BUSINESS:

A. Go Fast Rentals: Jeremy McKee submitted stamped survey plans prepared by Thomas O'Brien for the operation of Go Fast Rentals. Documents were in order. The major change was that customer parking was shifted from the main street to the property. Rentals of water sports equipment will be from Memorial Day to Labor Day – give or take a few days. Jason raised the issue of signs, lighting and fencing. Business will use current lighting so long as it does not interfere with traffic on the main street. Jeremy to contact regarding signage and fencing.

Motion by Link, seconded by Wasna of acceptance of Go Fast Rentals stamped survey plans as presented to the Board. Board unanimously approved.

Link to submit the approved stamped survey plans to the Board for their next regular meeting on Tuesday, February, 9, 2016.

B. Medical Marihuana Establishments: The Board discussed having these establishments along Federal Highway where it is currently zoned (C2) Commercial/Industrial Mixed Use Area. Case contacted Brian Ashton, Supervisor of Beaver Creek Township in Crawford County, to discuss if Gerrish Township allowed these establishments to be zoned in the proposed area would it interfere with their future development plan along Federal Hwy. Ashton advised Case that he did not for see any issues/problems. The Board discussed having a public hearing regarding this zoning proposal at the same time as the public hearing for the Septic and Well Inspection Ordinance at TOT of property.

B. Septic and Well Inspection Standards at Time of Property Transfer Ordinance: Case, Polisei, and Russom met with Director Michelle Patton of MT Pleasant CMDHD and Supervisor Paul Menghini of Roscommon County CMDHD for review of the proposed ordinance (Draft 16.01). Polisei summarized the meeting to the Board. Bottom line, Patton was very pleased with the Ordinance and suggested a few minor changes (spelling, definitions, etc.) She also stated that

other communities have the same type of ordinance as the proposed by Gerrish Township. In addition, many potential buyers are currently contacting the CMDHD to arrange a Septic and/or Well inspection prior to purchasing their new property. Patton indicated that most septic and well inspections pass. She also felt that there should be no problems during the winter months to have septic and wells inspected. The Board also discussed situations where the seller may not be able to get repair(s) of septic and/or wells due to individual circumstances. The Board felt that these would be rare situations and should be dealt with on an individual basis. If need be, the Ordinance could be amended at a future date if there seems to be ongoing problems not addressed in the current proposal. Link to present to the Board on 2/9/16 the latest draft of the Septic and Well Inspections Standards at Time of Property Transfer (Draft 16.01) for approval.

Board will contact Paul Mehghini to see if he would be in favor of attending the public hearing on this Ordinance to assist with answering questions/concerns/issues from the audience.

Discussed the septic concerns on Treasure Island. Polisei mentioned having correspondence sent to all 28 property owners on the island and invite them to a Planning Commission meeting in June to discuss potential solutions this issue. Polisei to discuss with Clerk Patchin the best method to contact the property owners. At issue is how to get the septic tanks pumped as current waste haulers will not and cannot get to the island.

OPEN LINE: None

Moved and seconded to adjourn the meeting 8:25 P.M. CARRIED.

Next scheduled meeting: March 3, 2016 at 7:00 P.M.

Barb Polisei, Vice-Chairperson William Case, Chairperson

Approved: