

Gerrish Township Planning Commission

Regular Meeting March 3, 2016

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

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

Members absent: Hoffman

Attending: Realtors Jo Ellen Serum, James Hamar.

Motion by Link, seconded by Wansa **CARRIED**; minutes of 2/4/16 were approved as presented.

Agenda changes: None

Correspondence/ Public Comment: None

Current Business:

A. Septic Ordinance Draft format dated 16.02: Township's recommendations by Link: 1) To include within Sec. 10 an escrow account with a timeline for septic/well repairs; Sec. 10 as a whole is lacking in understanding; 2) Fee charges to be included; 3) Pages 1 and 2 need to be simplified for clarity. 4) Wordage change for clarity; example: delete "STDS"; insert "on sight treatment disposal systems." Discussion followed with 30 days to submit a repair work order, 180 days to fix the repairs, and establish an escrow account that amounts to 1 ½ times the repair costs. Is it the seller's or buyer's responsibility to follow through with the repairs? Serum commented that the responsibility can be a "contractual standpoint"; the parties may allocate the responsibility for repairs between themselves. As written, Draft 16.02 implies that repairs must be completed before transfer of property and may be in conflict with pending transactions. Average transfer is approximately 48 days. Members recommended to the Board, that fee charges not be written within the ordinance. Fee charges are subject to change over time, and may be obtained from the necessary service departments – health dept., septic companies etc. Serum recommended for consideration a township mandatory well and septic inspection that is divided into districts and conducted by the health department over a period of time. A septic and well inspection at time of transfer ordinance addresses .03% of the township residences. Polisei handed out a septic management ordinance draft from Sherman. In the plan, is Stage Two for a township-wide septic management program. Link reported on Board's suggested ordinances for review samples – Kalkaska Point-of-Sale Evaluation of On-Site Water and Sewage Disposal Systems, Lake Skegemog, and Long Lake Township, Grand Traverse County, MI Ordinance 107. Polisei and Russom will review suggestions in comparison to Draft 16.02. On the agenda for June, Higgins Lake Island septic concerns.

B. Plan and Prepare for Public Hearing of Septic/Well Inspection Standards at Time of Property Transfer (TOT): Projected for the summer.

C. Medical Marihuana Update: C2 District to be designated for Medical Marihuana; need to converse with Beaver Creek Township, Crawford County, on said location.

D. Open Line: None

Moved and seconded to adjourn, CARRIED. Next scheduled meeting, April 7, 2016, 7:00 P.M.

Mary Ann Russom, Secretary

William Case, Chairperson

Approved: