

Gerrish Township Planning Commission

Regular Meeting May 3, 2018

Meeting was called to order at 7:00 by Chair William Case.

Members present: Case, Shaltz, Briggs, Wansa and Purtell

Members absent: Boyle and Link

Also Present: Jason Jansen

Motion by Briggs, seconded by Shaltz, to approve the minutes of April 5, 2018.

No Agenda Changes

Jason Jansen provided the Planning Commission Board with updated Zoning Maps.

An update was given to the board that Secretary Norma Boyle will not be renewing her term this year for the Planning Commission. Clerk Patchin is publishing an ad in the newspaper for applicants. The cutoff date is June 6<sup>th</sup>. A member of the Planning Commission will also fill the position on the ZBA Board. The board will discuss the position at the June meeting.

Case gave the board an update on the township news after meeting with Clerk Patchin. The township is currently accepting bids for the removal of the log cabin at Gerrish Township Park. Discussion of the township compost pile. Wansa suggested the township contact Northern Oaks Landfill out of Clare. They are owned by Waste Management and could possibly purchase and haul the compost and or chips off site.

Jamie Purtell reported the increase of real estate activity and the continued demand for houses still increasing. The values of residential properties are showing a fair percentage increase, though the lakefront sales are still at a decrease.

Jason Jansen reported an increase in the number of building permits for new homes along with additions and remodels compared to 2017. Five new builds have already been approved which is already above 2017 totals. He also reported that the local builders are informing that they are now scheduling new projects through 2019.

With no new grant updates to report the board discussed grant projects and opportunities. It was agreed upon that a general list of ideas for future grants be created before the application process. The Eastern Council of Governments is another source of grant funding.

The board discussed the current condition of the township building and grounds.

Chairman Case met with Chief Hill to discuss the status of the new rental ordinance. Chief Hill is willing to be put on the monthly Planning Commission Agenda to update the board. The new rental ordinance

is set to take affect beginning in 2019 and pertains to long term rentals only. There will be a process of registration and inspection.

The Master Plan was discussed by the board and included the possible removal of duplicate items, and updating the census data. The goals and objectives were also discussed and the board agreed those still follow the current forecast of the township.

The board went through the Master Plan Checklist questions. The guideline generalized the scope of the Master Plan with current objectives, changes, and content. The summary of the answers will be provided to each board member before the next meeting.

The board discussed the current zoning maps and the process of how the township records map changes.

Jason Jansen brought up to the board about the current accessory structure height and the request from the township board and himself for consideration of an increase. The height increase would be from 17ft to 21ft. Much discussion from the board members on: The process of how residents can attend the ZBA to appeal the structure height, surrounding township height, property values if the ordinance is changed, and the township process of handling a change to the ordinance and objections.

Motion was made by Shaltz, seconded by Purtell: Recommend the Township Board change the Zoning Ordinance to increase the accessory building height from 17 ft to 21 ft in R-1 & R-1A. Roll call: Briggs, yes. Shaltz, yes. Purtell, yes. Wansa, no. Case, No. Motion carried

Briggs gave a summary of the Strategic Plan Task Force meeting that he attended. Also provided information on the Planning and Zoning Workshop. He will email the board information that he received.

Motion was made by Wansa, seconded by Briggs, to adjourn the meeting at 9:00 p.m. Motion Carried

Jamie Purtell, Board Member (For Norma Boyle, Secretary)