

Gerrish Township Planning Commission
Regular Meeting – December 5, 2013

Chairman Barber called the meeting to order at 7:00 P.M., Gerrish Township Municipal Building.

Present: Nate Alyas, Thomas Barber, William Case, Robert Hoffman, Mary Link Trustee, Mary Ann Russom

Absent: Rebecca Ragan

Attending: Robert Yaske Building & Zoning Administrator, Steve Lubeka Zoning Administrator, Justin Mann, Bud Mann, Jim Ostling

Minutes of November 7, 2013 were reviewed. Link moved to accept the minutes as presented, supported by Alyas; APPROVED.

Agenda Changes: Add Additional Sign Usage

Correspondence: Crawford Cty. Letter; Updating Master Plan & Recreation Plan; 11/26/13

Public Comment: None

CURRENT BUSINESS:

A.) *Article 14 Site Plan Review for Cornerstone Construction Corp.'s new construction at 9541 North Cut River Road, Roscommon, MI 48653; owner Budd Mann; plan drawn by Intelligent Designs, L.L.C. at 695 S. Loxley, Houghton Lake, MI 48629; Plan dated 11.27.2013; C-1 Zoning District:* After reviewing the plan presented by Bud and Justin MANN according to Article 14, and concerns by YASKE and LUBEKA, the following were further addressed: 1) Topography: run off not an issue due to the size of the lot, sandy soil and good drainage. 2) Proposed seven (7) parking spaces not in compliance with Article 10. Additional 4 spaces required; two for office and two for rear storage area. MANN proposed adding the 2 office parking spaces via of parallel parking. The paved area is adequate for the addition. 3) Exterior storage not included in plan. Section 20.20 C was reviewed with applicant. 4) Toxic or hazardous material storage not included in plan. MANN confirmed that no such materials will be stored on site. Items included but not limited to gasoline, hydraulic fluid and diesel fuel. Septic system, lighting and new driveway concerns were addressed with a new septic system location to be determined by the Health Dept.; new driveway will be of gravel on the south side of building leading to the rear of the building; lighting will be of a soft style recessed can lighting on the building; existing sign as is with existing sign lighting; security motion sensor lighting to be determined. OSTLING, adjacent property owner, spoke favorable of the new construction. He had no issues with the plan and was excited to move forward with the construction.

A MOTION was made by BARBER, seconded by CASE; to preapprove the plan as presented with the final plan will reflect the total of eleven (11) parking spaces in compliance with Article 10 and plan will show future area for trash receptacle and any other outside storage as needed. CARRIED.

B.) *Review proposed changes to Section 9.4 A 4 Signs Permitted in ALL Districts:* LINK reported the Township Board's directives for proposed changes to Section 9.4 A 4 Construction Signs dated November 2, 2013. *Proposed requested changes:* #1) delete

~~“30 days,”~~ to read “7 days”; delete ~~“after a certificate of occupancy”~~. #2) keep present ordinance, no change in the size of signs. #3) insert wording to effect: “and to include both street sides of a corner lot.” #4) is okay as proposed.

Proposed Changes by GTPC: Board satisfied with “size of signs should not change” and proposed statements in sentences 1 and 2. Within sentence 3 it is to state *“Signs will be removed 7 days after substantial completion.”* To add wording to effect: *“A violation notice with date and notice of 48 hours to remove signage will be issued if a sign is not removed 7 days after substantial completion.”*

Proposed changes for Section 9.4 A 4 were added to the 7 Amendments that will be presented at a Public Hearing, temporally scheduled for April 2014.

LINK distributed MDOT’s draft for Temporary Sign Removal Policy to GTPC.

The additional usage of signs as in leasing of sign usage led to a discussion from mini billboards to off-premises advertising signs and to nonconforming signs. No further input at this time.

C.) Review/develop Medical Marihuana Ordinance Criteria.— RUSSOM gave an update on MI Bill 660. GTPC will continue to develop an ordinance with focus on regulations regarding potential commercial enterprise for Medical Marihuana location and standards and continue in effect the existing moratorium.

D.) Continue to develop Septic Inspection and Maintenance standards for Gerrish Township –with focus upon 1) increase public awareness of maintaining a healthy septic system. 2) identify goals for clarity purpose. 3) formulate a process to simplify record keeping. ALYAS and RAGAN will continue to develop a program identifying property with septic usage. TABLED.

E.) Zoning Ordinance Items for Review:

1. Section 20.8 C to not allowing front yard garages. TABLED for further research.
2. Nonconforming Structures Article 6 Sec. 6.4 A 2 a, 6.4 A 4 existing “within a commercial zoned district” and where nonconforming status applies to structure and use in combination. TABLED for review of neighboring communities’ ordinances.
3. Review Fencing Ordinance within C-1 District: After reviewing, Sec. 20.15 C it was determined that a basic fencing regulation for commercial district was needed, and to include no fencing within minimum front yard setbacks. The 2007 Ordinance Sec. 7.8 was revisited. Need more input where commercial meets residential. YASKE and LUBEKA will review neighboring community fencing ordinances and draft a C-1 fence regulation proposal that incorporates Sec. 7.8 for GTPC review.

OPEN LINE: LINK reported a Public Hearing on Drainage will be held on Dec. 10, 2013; at Gerrish Township Hall; 10:00 A.M. and 2:00 P.M. RUSSOM talked about the Upper Muskegon River Watershed Workshop she attended on Nov. 13 for Roscommon Cty. Townships. She encouraged everyone to visit Trestle Park, Denton Township rain garden with natural drainage area and natural habitat for plantings.

Moved and seconded to adjourn the meeting at 9:20 P.M. CARRIED.
Next scheduled meeting: January 2, 2014 at 7:00 P.M.

Mary Ann Russom, Secretary

Thomas Barber, Chairperson

Approved: