

GTPC 14.6

7:03 P.M. - MOTION was made by RAGEN, seconded by LINK to open the Public Hearing concerning Amendment changes to Gerrish Township Zoning Ordinance; CARRIED.

7:10 P.M. - MOTION was made by HOFFMAN, seconded by RAGAN to close the Public Hearing; CARRIED.

7:11 P.M. – MOTION was made by HOFFMAN, seconded by CASE to forward the Amendment changes to Roscommon County Planning Commission for comments and reviews; CARRIED.

(Note: Amendment 1: Sec. 20.5 deletion; addition of Footnote 6 C to Table 3-4.

Amendment 2: Table 3-4 Footnotes 5 & 6 Revision.

Amendment 3: Sec. 3-6 clerical correction.

Amendment 4: Sec. 9.4 A 4 Construction Signs.

Amendment 5: Sec. 14.3 Final Site Plan Application Submittal.

Amendment 6: Sec. 20.15 C Commercial Districts fencing.

8:29 P.M. – MOTION was made by HOFFMAN, seconded by CASE to recommend to the Township Board to grant preliminary approval of the *Architect Site Plan* as presented for Roscommon Baptist Church (property ID 72-004-011-001-0081), as drafted by Connecting Spaces of Hudson, OH and dated 5/14/2014 with the following conditions:

- 1) Landscaping and fencing must conform to Sec. 11.5.
- 2) To submit a Parking Surface and Drainage Site Plan to be completed by a *Site Engineer* to comply with Sec. 10.3
- 3) *Site Engineer Site Plan* to include PHASE ONE (Practical Paving Plan) with PHASE TWO (Balance of Paving Plan to be completed within one year of occupancy).

ALL the conditions are to be submitted by July 10, 2014 to the Planning Commission for review; CARRIED.

9:00 P.M. – MOTION was made by BARBER, seconded by ALYAS to recommend to the Township Board to grant approval, as presented, of Site Plan for Great Lakes Communications (property ID 72-004-030-013-0090), drafted by Landtech and dated 4/7/2014. Site Plan complies with Sec. 7.28 B2 (Class 2 Communication Tower) with exception of the following conditions that apply:

- 1) Mono Pole construction was not applicable to proposed tower height.
- 2) Planning Commission under sec. 2.28 D granted a 25% reduction variance to the standard distance requirement. The Board reduced the distance between tower and bordering residential housing due to the low density zoning of surrounding properties  
The new tower's location to center of property along with the removal of the old tower  
New tower will provide a valued service to the community, CARRIED.

JULY 10, 2014, 7:00 P.M. next meeting