

Gerrish Township Planning Commission
Regular Meeting – Sept. 4, 2014

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

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

Absent: Nate Alyas, Rebecca Ragan

Attending: None

Minutes of August 7, 2014 were reviewed. Link moved to accept the minutes as presented, supported by Hoffman; APPROVED.

Agenda Changes: None

Correspondence: Roscommon County Planning Commission, letter dated 8.18.14.

Public Comment: None

CURRENT BUSINESS:

A.) *Zoning Ordinance Amended Changes: Roscommon Co Planning Commission approved the changes.* The Township Board to officially adopt the changes that become effective on Sept. 25, 2014.

B.) *Septic Inspection Standards at Time of Sale or Transfer of Ownership for Township.* After reviewing material provided last month, it was suggested to continue with public education articles. Discussion followed with proposing a voluntary agreement with community realtors association to establish a standard regarding status of septic system and to establish a standard for septic and well inspection within the purchase agreement upon sale or transfer of premises. If any repairs are required they need be completed before the property is transferred. Benefits of a "Point of Sale" ordinance gives purpose of an inspection due to sale or transfer, and may provide financial means for repairs or replacement of septic system within the financial transaction. A septic and well ordinance for preventative and maintenance was discussed. This is designed to require an inspection every so many years (3 to 7 years) to determine the status of a septic system. The average life span of a system is based on 23 years.

C.) *Review/develop Medical Marihuana Ordinance Criteria with regard to regulations of potential commercial Medical Marihuana locations & standards.* Members will review Medical Marijuana Ordinance draft proposal at the next meeting. Township Board is to be notified of status of ordinance preparation.

D.) *Review vacant or parking lots being used for selling vehicles.* Table 3-3 Uses of a Primarily Commercial or Business, No. 28 covers sale of new or used cars, boats, mobile homes, farm machinery, and other vehicles and items intended for tow, and their service and repair of such vehicles and items. Such sales are only permitted in C-2 zoning district with an application for a Zoning Permit for a Special Land Use.

E.) Update/changes to Zoning Ordinance. New print out of updated Zoning Ordinance will be available to Township Board and Planning Commission members.

OPEN LINE: No comments.

Moved and seconded to adjourn the meeting at 9:20 P.M. CARRIED.

Next scheduled meeting: Thursday, October 2, 2014 at 7:00 P.M.

Mary Ann Russom, Secretary

Thomas Barber, Chairperson

Approved: