

Gerrish Township Planning Commission
Regular Meeting - May 06, 2010

Regular meeting was called to order at 7: P.M. by Chairman Barber at the Gerrish Township Municipal Center.

Present: Nate Alyas, Thomas Barber, William Case, Robert Hoffman, Trustee Gary Long, James Ostling, Mary Ann Russom

Attending: Robert Yaske - Gerrish Township Zoning Administrator, Terry Newton – Assistant Zoning Adm., M/M Major, B. Willett, J. Ricketts, B. Robetts, L. Anderson, L. Paxton, D. Jackson, M. Scott, M/M Flint.

Motion by Ostling, supported by Case: CARRIED
to approve the minutes of the Regular April 01, 2010 Meeting as presented

AGENDA CHANGES: Add Supreme View Boat Ramps as item E.

CORRESPONDENCE: Three letters – AG Zoned response of April 16, 2010

PUBLIC COMMENT: Held until Current Business AG Agenda

CURRENT BUSINESS:

A. OUTDOOR FURNACES: Unanimous Approval of the March 10, 2010 Zoning Draft change for Section 20.22 , C 2 Outdoor Furnaces, Yards and Setbacks to read “ No furnace shall be located in a minimum required front yard setback, and in no case shall a furnace be less than one-hundred (100) feet from a lot line.

Moved to include the finished Draft , dated March 10, 2010 for Section 20.22 Outdoor Furnaces to be included within the next Zoning Ordinance Public Hearing. CARRIED.

B. SHORELINE STABILIZATION: Unanimous Approval with Additional Changes to the March 10, 2010 Zoning Draft change for Section 20.12 Higgins Lake Shoreline Stabilization, B 3 to include ..”similar material may be used to stabilize the underlying surface.” Additional Change: Section 20.12 B 3 to DELETE the word and after “maximum diameter size) and geo-textile cloth.” Reason: In some cases only one material may be applicable for shoreline stabilization.

Change: Section 20.12 B 4 shall read “ A zoning permit shall be issued by the “
Moved to include the finished Draft, dated March 10, 2010 and the Additional Changes of May 06, 2010 for Section 20.12 Higgins lake Shoreline Stabilization to be included within the next Zoning Ordinance Public Hearing. CARRIED.

C. AGRICULTURE DISTRICT:

PUBLIC COMMENTS: M/M Flint expressed that they joined the Agricultural Community for its natural habitat and rural character, expressed that the AG District remain or combine with RC District but not with RR District. M/M Willett supported the ideals of an agricultural history surrounding small farm settlements within the township, and express concern with permitting smaller (5.5 acre) lots mixed with larger (20 + acre) farm lots once the proposed Zoning Ordinance takes effect. Concern for potential problems that may come about when one lives next door to a farming community and has other expectations. M/M Major explained that they are new home buyers and liked the seclusion of their acreage. M Jackson expressed that his acreage was a support farm, and that he enjoyed his farming life. M Anderson commented upon his family’s history in regards to agriculture.

CHAIRMAN BARBER, explained that the proposed Zoning District Ordinance will permit agricultural activity within RR and RC Districts. The agricultural use stays the same. The Districts discourage high density of development. The deletion of the A-1 District was due to the lack of any extensive agricultural activity within the community.

After further deliberation and input, the members of the community present were thanked for their comments. The Members of the Planning Commission, will formulate the pros and cons for the reinstatement of an A-1 District for consideration since the 2007 Master Plan does not specifically provide for an agriculture zoning district, and that this district is not part of the proposed zoning ordinance changes. Members will then make a recommendation to the Township Board for consideration.

- D. SITE PLAN REVIEW FOR HIGGINS LAKE LANDSCAPING RETAIL SALES AREA:
MOTION by LONG, supported by HOFFMAN to accept the plans as presented on March 26, 2010 plans for property lot number: Parcel 4, Part of the SE ¼ of the NW 1.4 Section 15 for a small retail sales area added to existing landscaping operation. Approval contingent upon the no construction within the 9 (nine) foot side lot set back zoning regulation.
CARRIED.
- E. SUPREME VIEW BOAT RAMP RENIVATION: for widening the launch area.
Recommendation that the launched area be addressed within the zoning ordinance/common space.

Moved to adjourn the meeting at 9:15 p.m. Carried.

Mary Ann Russom, Secretary

Thomas Barber, Chairperson

Approved:

Next Regular Meeting: Thursday, June 03 , 2009 at 7:00PM