

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Special Meeting.
DATE: Jun 6, 2023.
MEMBERS PRESENT: Barber, Briggs, Newton, Ostling, Purkey, & Semack.
MEMBERS ABSENT: Andreev.
OTHERS PRESENT: 11 Citizens.
MEETING OPENED: Meeting called to order by Chair Ostling at 7:00 p.m.
PLEDGE TO FLAG: Recited.

AGENDA CHANGES: None.

PUBLIC COMMENTS: None.

PUBLIC HEARING – PRELIMINARY SITE PLAN FOR SROA TO CONSTRUCT MINI-STORAGE: Chair Ostling opened up the Public Hearing (PH) at 7:02 p.m. The details of this PH are documented in a separate set of Minutes. Chair Ostling closed the PH and re-entered the Special Meeting at 7:15 p.m.

APPROVAL OF MINUTES – SPECIAL MEETING HELD May 11, 2023: Motion by Barber, seconded by Newton to *“approve the Minutes of the Special Meeting held May 11, 2023.”* Motion carried (6-0).

OLD/ONGOING BUSINESS:

Preliminary Site Plan (SP) Review (SPR) – SROA Mini-Storage. Ostling led the Preliminary SPR (PSPR) for the Storage Rental of America (SROA) Mini-Storage project on North Cut Rd. (Parcel No. 72-004-003-025-0130) continued from May 11, 2023. Mr. Beau Raich (SROA) and Mr. Joe Mayer (Kimley-Horn and Associates, Inc.), attended this meeting to answer questions and discuss their latest submitted updates to their SP. Their response is contained in the document listed below.

Information Received from Application (since last meeting, May 11, 2023):

- Building Elevations & Floor Plans (dated 5/31/23).

The key changes in the project from the original submission included the following:

- Building Color Schemes.

The GTPC concurred with proposed new color scheme chosen to blend in better with the natural surroundings, and requested that a generic project schedule (i.e., without actual dates) be submitted to fulfill the Final SPR requirements. The applicants also addressed their plans for the entrance gate and traffic flow within the Mini-Storage area. Taking into account the response in the PH, a review of the updated information noted above, and further discussions, the GTPC determined that the SP submitted is in compliance with the GT Zoning Ordinance (GTZO) and complete for a PSPR. A motion was then made by Barber and seconded by Purkey as follows:

“The Planning commission recommends that the township board approves the Special Use Permit (SUP) and the Preliminary SP for the SORA Mini-Storage project. The project meets the SUP requirements in Sec 15.6 Approval Standards A & B. The SP meets the requirements in Sec 14.4 (SP Approval).”

Following a discussion, this motion was denied (6-0), and another motion was made by Ostling and seconded by Semack as follows:

“Move that, as stated in Section 15.2 A3 of the Township Zoning Ordinance, for the following consideration:

- ***Application for zoning permit requires Township Board action on Preliminary SP (PSP);***
- ***Consideration of the following required Statement of Findings:***
 - ***The GTPC has been reviewing a Special Land Use (SLU) application for a new Mini-Storage facility on Parcel 72-004-003-125-0130 in Section 3, T24N, R3W, since March of 2023;***
 - ***This project is allowed through a SLU as called for in Article 3, Table 3-3;***
 - ***As Planning Commission (PC) reviewed the PSP checklist for SPR (Section 14) we found items that were not in compliance with the Ordinance. Each of the items were addressed with the developer, have now been resolved, and are now in compliance with Section 14.4, as required;***
 - ***Additionally, it is agreed that the project is in compliance with Section 15.6 (Approval Standards), as required;***
 - ***A PH was held on Jun 6, 2023, as required in Article 15. There were comments and no significant objection to the project; and***
 - ***Applicant has complied with requirements of Article 14 (SPR), Article 15 (SLU), and Section 2.11 (PH Notices); and***
- ***Move that the PC approve the PSP for SROA on Parcel number 72-004-003-125-0130 as provided in the Township Zoning Ordinance and Chairman send recommendation to Township Board for approval.”***

Motion carried (6-0). The GTPC also determined that this SP meets the requirements for a Final SPR (FSPR), pending the submission of the requested project schedule. Hence, the following motions were made to send two approval recommendation letters to the GT Board (GTB); one recommending approval for the PSPR, and the second for the FSPR, as follows:

Motion by Semack, seconded by Barber to: ***“Move that GTPC Chair send a letter to the GTB recommending approval of the PSP.”*** Motion carried (6-0).

Motion by Ostling, seconded by Barber as follows:

“Move that because Applicant has now complied with requirements of Article 14 (SPR), Article 15 (SLU), and Section 2.11 (PH Notices), pending PSP approval has been granted, and there are no outstanding items, contingent upon receipt of the project schedule, therefore move that the Planning Commission approve the Final SP and Chairman recommend to the Township Board for approval, conditional on the Township Board’s approval of the PSP, a SUP for the development of a Mini-Storage facility by SROA on Parcel number 72-004-003-125-0130 as provided in the Township Zoning Ordinance.”

Motion carried (6-0). Ostling will prepare and submit the two letters to the GTB. The GTPC will await the GTB decision(s), before taking any further action if required concerning the review of this SP.

NEW BUSINESS: None.

OPEN LINE/PUBLIC COMMENT:

1. *Newton*. Provided an update on recent GTB actions and discussions concerning Short Term Rentals, Medical Hardship Housing, and other issues.

ADJOURN: Motion by Ostling, seconded by Semack to ***“close this meeting.”*** Motion carried (6-0). Meeting closed by Ostling at 7:55 p.m.

NEXT MEETING: To be determined.

Michael B. Briggs, Secretary

Date Approved