

## GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

**MEETING:** Public Hearing (PH) – Preliminary Site Plan for SROA to Construct – Mini-Storage.  
**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 Ostling at 7:02 p.m.

**BACKGROUND:** Ostling provided opening remarks on the process and background for this PH.

**PUBLIC HEARING – PRELIMINARY SITE PLAN (SP) FOR SROA TO CONSTRUCT MINI-STORAGE.** A PH was held for the purpose of receiving public comments on a Special Land Use request by Storage Rental of America (SROA) Acquisitions, LLC., who are proposing to construct a new Mini-Storage facility located on N. Cut Road, Roscommon, MI 48653 (Parcel No. 72-004-003-025-0130). This parcel is zoned as a Local Commercial District (C-1). Per the GT Zoning Ordinance (GTZO), Article 3 (*Zoning Districts, Regulations, and Map*), Table 3-3 (*Permitted Principal Uses in Commercial and Industrial Zoning Districts*), Mini-Storage Units are authorized in a C-1 zoned district as a “Special Land Use” subject to the site development standards for Mini-Storage Facilities in the GTZO Articles; 14 (*Site Plan Review*), 15 (*Special Land Uses*), and 17 (*Amendments*), Section 7.17 (*Mini-Storage Facilities*). Additional information for the Preliminary SP Review (PSPR) can be found in the GTPC Minutes posted on the GT website ([https://gerrishtownship.org/minutes.php?type=planning\\_commission](https://gerrishtownship.org/minutes.php?type=planning_commission)). Mr. Joe Mayer (Kimley-Horn and Associates, Inc.), and Mr. Beau Raich (SROA) attended to provide an overview of the project and answer questions.

**PUBLIC COMMENT:** No electronic correspondence was received for this PH. One letter was received from Mr. James Underwood (neighboring property owner) dated Jun 6, 2023, in support of the project. Two citizens made Public Comments. Mr. John Ogren asked about the appearance of the buildings and landscaping from the roads (N. Cut Road and I-75), and acknowledged his support for the project. Mr. Joe Mayer described the buildings’ color scheme and the landscaping plans for the buffering zones along the property lines and roads using existing trees and natural vegetation. Mr. Jim Fisher, asked about the development process from this point on to build out if approved, and how to address problems that may arise during the build out, emphasizing his concern of possible excessive lighting to the nearby properties. Mr. Beau Raich noted SROA’s plan to use a subdued lighting scheme more suitable to this area based on the concerns noted during the PSPR and taking into account the local security threat risk as compared to other urban areas that necessitate a need for more lighting. He also noted that SROA would be willing to make adjustments in the lighting scheme later if needed. Mr. Rauch stated the estimated buildout would take approximately 8-9 months, weather permitting. He will provide the GTPC with a hardcopy of a projected generic timeline for this project (i.e., without actual dates).

**ADJOURN:** Meeting adjourned by Ostling at 7:15 p.m. to re-enter the Special Meeting.

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Michael B. Briggs, Secretary

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Date Approved