

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Monthly Meeting.
DATE: May 11, 2023.
MEMBERS PRESENT: Barber, Briggs, Newton, Purkey, & Semack.
MEMBERS ABSENT: Andreev & Ostling (Both Excused).
OTHERS PRESENT: Jansen (GT Bldg. & Zoning Adm. [GTBZA]), & 4 Citizens.
MEETING OPENED: Meeting called to order by Acting Chair Barber at 7:00 p.m.
PLEDGE TO FLAG: Recited.

AGENDA CHANGES: None.

PUBLIC COMMENTS: Mr. Jim Fisher expressed concerns with respect to potential exterior lighting impacts to local area.

APPROVAL OF MINUTES – SPECIAL MEETING HELD Mar 16, 2023: Motion by Newton, seconded by Purkey to *“approve the Minutes of the Special Meeting held Mar 16, 2023.”* Motion carried (5-0).

OLD/ONGOING BUSINESS:

Preliminary Site Plan (SP) Review (SPR) – SROA Mini-Storage. Barber 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 Mar 16, 2023. SROA’s representative, Mr. Joe Mayer (Kimley-Horn and Associates, Inc.), attended this meeting to answer questions and discuss their response to the missing and deficient information the GTPC previously identified as part of its Preliminary SPR (PSPR). Their response is contained in the documents listed below.

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

- Total number of enclosed units from 461 to 354;
- Total number of buildings from 3 to 2 (eliminated the northern building);
- Added an additional covered parking area on the east (back side) for 22 Recreational Vehicles;
- Changed the size and numbers of various units to better facilitate local area needs; and
- Changed the traffic flow, and improved snow removal and storage ability.

Information Received from Application (since last meeting, Mar 16, 2023):

- Kimley-Horn letter to GTPC, Summary response to SPR Application (dated 4/14/23);
- Kimley-Horn letter to GTPC, Project Narrative (dated 4/24/23);
- Alta Survey
- SP (dated 4/13/23);
- Existing Drainage Plan (dated 1/10/23);
- Proposed Drainage Plan (dated 4/13/23);
- Erosion Control Plan (dated 4/13/23);
- Utility Plan; (dated 4/13/23);
- Landscape Plan (dated 4/13/23); and
- Building Elevations & Floor Plans (dated 4/12/23).

Each issue noted in the GTPC Mar 16, 2023 Meeting Minutes was addressed in the applicant's response. The GTPC members reviewed the response and asked for clarification on some items to include; lighting, traffic, building color scheme, landscaping, area access, and project schedule. The GTPC noted that the current proposed operational hours of the facility may need to be adjusted to meet the local needs during anticipated high periods of use throughout the weekends in the summer. Following further discussions, the GTPC determined the information received is sufficient to proceed to the next step in the SPR process which is to hold a Public Hearing to be scheduled on Jun 6, 2023 at 7:00 p.m., with a Special Meeting to immediately follow.

NEW BUSINESS: None.

OPEN LINE/PUBLIC COMMENT:

1. Mr. Sam Migliore. Asked about Mini-Storage development SPR requirements.
2. Briggs. Provided an update on recent and upcoming appeals to the GT Zoning Board of Appeals.
3. Newton. Provided an update on recent GT Board (GTB) actions and discussions. Alternative energy issues (e.g., wind, solar, and charging stations, etc.) is a new topic the GTB discussed about potential impacts that might need to be addressed by the Township concerning both residential and commercial implementation. The GTB will continue discussions and gathering information on this topic.

ADJOURN: Motion by Semack, seconded by Briggs to ***"close this meeting."*** Motion carried (5-0). Meeting closed by Barber at 8:10 p.m.

NEXT MEETING: Jun 6, 2023 at 7:00 p.m. A Public Hearing will be scheduled for 7:00 p.m., and a Special Meeting to immediately follow it for the SROA PSPR.

Michael B. Briggs, Secretary

Date Approved