

GERRISH TOWNSHIP (GT) PLANNING COMMISSION (GTPC) MINUTES

MEETING: Public Hearing (PH) – Preliminary Site Plan for Higgins Lake Boat & RV Storage to Construct – Mini-Storage. – Hybrid (In Person & Zoom).
DATE: Apr 25, 2024.
MEMBERS PRESENT: Andreev, Barber, Briggs, Newton, & Purkey.
MEMBERS ABSENT: Semack (Excused & viewed on Zoom), & 1 vacancy.
OTHERS PRESENT: Jansen (GT Bldg. & Zoning Admin. [GTBZA]), 8 Citizens (2 via Zoom).
MEETING OPENED: Meeting opened by Chair Barber at 6:35 p.m.

PUBLIC HEARING – PRELIMINARY SITE PLAN (SP) FOR HIGGINS LAKE BOAT & RV STORAGE (HLBRS) TO CONSTRUCT MINI-STORAGE. A PH was held as part of the Preliminary SP Review process for the purpose of receiving public comments on a Special Land Use permit request by HLBRS, that proposes to construct a new mini-storage facility located on the east side of N. Cut Rd., Roscommon, MI 48653 near the intersection of W. Federal Hwy (Parcel No. 72-004-003-025-0090). 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). Mr. Dave Zamarron attended on behalf of the applicant/developer Grundahl Companies, LLC., of HLBRS to answer questions.

PUBLIC COMMENT: Barber read the one electronic correspondence received for this PH from Ms. Anne Meeks (GT resident) dated Apr 23, 2024 in opposition to the development. It stated, “... These buildings, though they provide storage for many (mostly non-) residents’ recreational equipment and other belongings, bring nothing of benefit to the community at large, such as jobs, recreational opportunities, or commercial enterprises such as restaurants or shopping. The Planning Commission seems to be turning a once scenic drive and mixed residential area into an industrial park. ...” She recommended locating these storage buildings elsewhere and change the GTZO to limit their size, number and location. Two citizens made Public Comments. Mr. Ken Carlson (neighbor) expressed his concerns about the lighting impacts to the “dark sky,” and the environmental impacts of not lining the retention pond. He stated he had no objections to the project. Mr. Jim Fisher (GT Fire Chief) expressed two traffic safety concerns: (1) road to gate entry distance; and (2) increased traffic accident risk due to the road curvature and current speed limits coupled with the additional traffic volume and flow rate fluctuations entering/exiting this complex. He stated that this area has experienced numerous accidents in the past without the storage complex traffic. Mr. Fisher also asked the following questions from his perspective as a neighbor residing across the street: (1) how will the lighting impact the “dark sky,” which is very important to his family; (2) will the fencing design along the road be decorative; and (3) what is the real demand for the number of mini-storage units?

ADJOURN: Meeting adjourned by Barber at 6:50 p.m. to enter into the PH to review the Preliminary SP for the proposed Higgins Lake Storage mini-storage facility.

Michael B. Briggs, Secretary

Date Approved