

Nelson Township Planning Commission
June 15, 2022
7:00pm
Special Meeting

Nelson Township Municipal Building
2 Maple Street
Sand Lake, Michigan 49343

Minutes

The Planning Commission was called to order at 7:01.

Commissioners Present: Mahoney, R. DeJong, C. DeJong, Covell, Wall, Stolk

Also, Present: Zoning Administrator, Gross; Township Lawyer, Ross Leisman; and others on the sign in sheet.

Approval of the Planning Commission Agenda: DeJong made motion to accept the agenda, seconded by Mahoney. All-Yes Absent—Wier

Approval of the Planning Commission Minutes from April 20, 2022: Mahoney made motion to accept. Seconded by C. DeJong. All-Yes Absent—Wier

Public Comment: Public comment opened at 7:03pm

Melissa Gemmel (14759 Field Court NE) submitted and read her letter. I have enclosed the letter in the notes.

- A. Concerned with destroying the open green space.
- B. Neighborhood being constantly lite up.
- C. The Storage Facility bringing criminal activity to the area.
- D. The lack of security measures in place.
- E. The danger of pulling in and out of the storage area.
- F. The quantity of storage units in the area
- G. Decreased homeowner property value.

Sarah Stark (5102 Fieldstone Meadow Court) stated that the storage facility will be an Eyesore. She is concerned with the traffic that it will bring, the security for the development. She doesn't want to see more traffic causing damage to the roads in the development.

Brandy Bell Tarrant (14714 Fieldstone Meadow Court) stated that there is very valid Concerns with the traffic on 18 Mile Road. She wanted to know who would be responsible for maintaining the facility. She stated that the residents in the Development just want to be able to enjoy their property. Brandy also asked to move the driveway.

Kyle Friar answered some of their concerns. He stated that on a busy day the storage facility would only bring in 25 to 30 vehicles. Fencing will be 6' chain-link fence and the

gate will be locking with a keycard lock. He also stated they would be following all the bylaws of the resolution. They will have security cameras and all lights will be facing down. There will be no sewer or water available. The driveways must be across from each other to prevent turning issues.

Public Comment ended at 7:33pm.

New Business: Resolution Approving Special Land Use and Site Plan for Self-Storage Facility.

Wall asked about the height of the lights. Stolk asked about the on-site management of the facility. Wall asked about the time frame for the building of the facility.

Kyle Friar answered the questions:

Lights, there are two lights that will be on 14-foot poles and the rest will be on the building and pointing down.

Management of the Facility, the developer will hire a management company that specializes in Storage Facilities to manage the Storage Units.

Building of the Unit, there will be 2 phases of development, The first phase will be 6 months and the second phase will be done within 4 to 5 years.

Wall asked that it be added to the Resolution that the second phase be completed in 3 years, If the developer cannot accomplish this in 3 years, he must come before the Planning Commission and apply for a new Resolution.

Wall also asked that a bond be set for any landscaping that will need to be done for the second phase.

C. DeJong made a motion to accept the Resolution with the conditions read off by Leisman, on condition of approval of the sub-committee on the elevations. The sub-committee to be comprised of C. DeJong, Mahoney, and Wall. Seconded by Mahoney,
Yes-All Absent—Wier

Old Business: None

Extended Commissioners Comments: Nothing

Adjournment: Without objection the Planning Commission was adjourned at 8:17pm.

Next scheduled meeting will be held on September 21, 2022

Recording Secretary: Susan VanEnk