

**Highland Township Planning Commission  
Record of the 1390<sup>th</sup> Meeting  
August 18, 2022**

**Roll Call:**

Scott Green, Chairperson  
Eugene H. Beach, Jr  
Grant Charlick - absent  
Kevin Curtis  
Chris Heyn  
Beth Lewis - absent  
Roscoe Smith  
Scott Temple  
Russ Tierney - absent

Also Present:

Lisa G. Burkhardt, AICP - Zoning Administrator

Visitors: 2

Chairman Scott Green called the meeting to order at 7:30 p.m.

*Work Session*

<b>Agenda Item #1:</b>	Parcel:	11-30-200-042 & 11-30-200-024
	Zoning:	C-2 General Commercial District & C-3 Low-Impact Commercial
	Address:	Vacant M-59
	File#:	SPR22-08
	Request:	Site Plan Review for Self-Storage
	Applicant:	Feigley Two, LLC
	Owner:	Feigley Two, LLC

Mr. Beach stated that the request is to construct self-storage buildings behind the new car wash. He further reported that the parcels are on the south side of M-59, west of Hickory Ridge Road. The northern parcel, 11-30-200-042 is zoned C-2 and the southerly parcel, 11-30-200-024 is zoned C-3. He noted that self-storage is a use requiring special approval in the C-2 district and a permitted use in the C-3 district. Reports were received from the consultants, Carlisle Wortman dated August 17, 2022 and Hubble Roth and Clark dated August 17, 2022.

Mr. Beach, Mr. Green, and Mr. Temple were concerned about the length of the front façade of building one. They suggested that the front be broken up with columns or wainscoting doors and/or windows. They pointed to Look Self Storage on Milford Road as an example. Mr. Beach and Mr. Temple questioned how climate-controlled storage would work with such large over-head doors in the rear.

Mr. Dan LeClair, P.E, with Green Tech Engineering, was present representing the applicant. He stated that the front building is totally enclosed for climate-controlled storage. He suggested that building number one was more like a bank than a storage building. Mr. Heyn, having experience with storage facilities, suggested installing a man door beside each overhead door in building one.

The members further discussed the width of aisles between buildings, site phasing and landscaping. Mr. LeClair stated that the only paving will be around buildings one and two and that the rest will be graveled surfaces. He also noted that buildings one and two will be constructed right away and that the rest of the site will be outdoor storage of recreational vehicles and boats. The other buildings will be phased over several years as demand increases for inside storage. Mr. LeClair stated that they have reviewed the comments of the consultants.

Mr. Temple asked about rezoning vs special use for the project. Mr. Beach stated that the Planning Commission could make a conditional approval subject to rezoning or special approval.

Mr. Beach made a motion to approve SPR22-08 submitted by applicant and owner Fiegley Two, LLC, subject to final staff review and staff determination as to the necessity of any further rezonings, variances or special uses given the split zoning nature of the property and also subject to Fire Marshal review. Mr. Green supported the motion. Roll Call Vote: Mr. Curtis - yes, Mr. Heyn - yes, Mr. Green - yes, Mr. Beach - yes, Mr. Temple - yes, Mr. Smith - yes. The motion was approved with six yes votes.

**Agenda Item #2:** Committee Updates  
Zoning Board of Appeals:  
Township Board:  
Highland Downtown Development Authority:  
Planning Director's Update

Committee updates were discussed. Chairman Green reported for the Zoning Board of Appeals. Mr. Smith reported for the Downtown Development Authority. Mrs. Lewis was not present. Mrs. Burkhart reported on the status of the Township Hall, Chill in the Mill and Fire Station 2 construction.

Mr. Green asked that the Planning Commission be provided language for event venues, such as Wedding Barns for Planning Commission discussion at their meeting of September 15, 2022.

**Agenda Item #3:** Minutes: August 4, 2022

Mr. Beach moved to approve the minutes of August 4, 2022, as presented. Mr. Curtis supported the motion. The motion was approved by a unanimous voice vote.

At 8:25 p.m., Mr. Beach made a motion to adjourn the meeting. Mr. Green supported the motion. The motion was approved by a unanimous voice vote.

Respectfully submitted,

A. Roscoe Smith, Secretary  
ARS/lgb