

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
June 7, 2016

The meeting was called to order by Chairman Bellor at 7:00 p.m.

The Pledge of Allegiance was recited.

Members present: E. Arnold, J. Bellor, R. Campbell, D. Darland, J. Frank, C. Hoyle, M. Morin

Members absent: None

Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

Motion by J. Frank seconded by R. Campbell to adopt the agenda as presented.

Motion carried.

Motion by C. Hoyle seconded by M. Morin to approve the minutes of the May 3, 2016 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened and closed public comment at 7:03 p.m. with no one present to speak.

Items for Consideration

Menards 2nd covered Storage and Revisions Update, 09-100-013-200-010-11

Menards is proposing expansion of their outdoor storage area and warehouse which are special conditions requiring Special Land Use. Menards is asking for multiple parking standards. The issue is basing the required number of parking spaces on the designated use of interior departments of the building, outside sales and warehouse.

One of the proposed improvements is to install landscaping islands in the parking lot and, as a result, there is also a decrease in the amount of parking spaces. The proposed plan does not include deferred parking spaces which it has in the past.

There was a lot of discussion on landscaping, parking, and how to calculate the number of parking spaces. Some of the issues discussed are the following:

- There are second floor areas in the lumber areas inside the store.
- Trailers are using parking spaces.
- The garden area is being enclosed.
- There is no deferred parking shown on the plan.

D. Darland moved to set public hearing for Menards Special Land Use for the July Planning Commission meeting. Seconded by E. Arnold.

Voice vote.

Motion carried.

Ordinance Review

Discussions were held regarding:

- Definitions, Section 2 and Section 3 General Provisions.
- Section 3:13 added (e). Any security fence in any district may comply to superseding regulations imposed by State or Federal guidelines.
- Site plan section amended.
- Marihuana stores and growing areas.
- 3.33 (c) use “shall” instead of “should”.
- Pond slopes discussed.

Reports

Motion by R. Campbell supported by J. Frank to accept Reports.

Communications

Motion by J. Frank supported by D. Darland to accept Communications. Motion carried.

Motion by C. Hoyle supported by R. Campbell to adjourn.

Motion carried.

Meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw