

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
August 3, 2016

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

The Pledge of Allegiance was recited.

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

Members absent: E. Arnold

Also present: R. Sheppard, Planning Attorney; S. Hannon, Planner

Motion by M. Morin, seconded by C. Hoyle, to adopt the agenda as amended. Amend agenda to move approval of the July 5, 2016 Minutes after Public Input.

Roll call vote:

Yes: Bellor, Campbell, Hoyle, Morin

No: Darland, Frank

Absent: Arnold

Motion carried to amend the agenda.

Public Input

Public Input opened and closed at 7:03 with no one wishing to speak.

Items for Consideration

Menards's 2nd Storage Revised Site Plan for Parking Requirement, 09-100-013-200-010-11

M. Morin moved to reconsider the approval of the revised Menard's site plan that was adopted at the July 5, 2016 meeting, supported by C. Hoyle.

Roll call vote:

Yes: Bellor, Campbell, Darland, Hoyle, Morin

No: Frank

Absent: Arnold

Motion carried to reconsider.

Planner Hannon reviewed the revisions made to the previous site plan. The outdoor trailer sales display has been removed and returned to parking spaces. Remaining spaces are added at the rear of the building as employee parking.

John Morey of D&M Site explained that they had reconfigured the parking so they would not need to construct new spaces in the parking lot. By eliminating outdoor trailer sales, they still needed 13 spaces which they have proposed as employee parking in the back of the building which would meet the required parking spots for the enclosure and the drive-through lumber building. This provides 472 parking spots.

Attorney Sheppard said that the new location of the trailer sales should be designated on the plan.

D. Darland and the Commissioners proposed a solution.

Motion by M. Morin to give tentative approval to the Menard site plan, 09-100-013-200-010-11, received by Monitor Township on July 27, 2016 which does not have the additional parking as required by the July motion, but does eliminate all outside trailer sales in the parking lot and does add 13 employee parking spaces to the south of the main building on the condition that the planner approve it with additional modifications that add two additional parking spaces to the employee parking for a total of fifteen south of the building and show a potential trailer display to the west of the stacking shelves on the west side of the garden center. Any concerns of the Fire Department, Building Department, County and State agencies to be met as well as all outstanding fees to be paid before any Building permits are issued. Supported by R. Campbell.

Roll call vote: *Motion reconsidered at September meeting.*

Yes: Campbell, Darland, Hoyle, Morin, Bellor

No: Frank

Absent: Arnold

Motion carried to tentatively approve.

Motion by R. Campbell seconded by C. Hoyle to approve the minutes of the July 5, 2016 regular meeting as modified by the Menard's reconsideration.

Motion carried.

Adams/Pines Self-Storage Site Plan Review, West Side Saginaw Rd., 09-100-L05-001-03

Chad Adams, co-owner, explained the proposed project. He owns other self-storage properties in Auburn and Midland. Review letters were discussed.

Purchase of the property is contingent on approval of this project. A cross access easement is needed for the properties if it doesn't already exist. We did not have a copy of an easement agreement in the file.

There will be electrical for lighting, but no plumbing will be required. There will be no outside storage.

There are existing trees and bushes between the property and the farm field which the applicant would like to retain rather than put up a fence or plant new trees.

Sign requirements are noted in the planner's review letter of July 21, 2016.

Commissioners requested a brick or stone wainscoting for the front of the building and up to the first door on the side.

There will be no onsite employee. There will be an electric gate with each tenant given a code to open.

A review of the engineer's letter was discussed. All items were addressed, answered or agreed to be addressed.

Hoyle moved to set hearing for special land use contingent upon the applicant submitting a revised site plan in a timely fashion with the concerns addressed as mentioned in the July 26, 2016 letters from McKenna and Kibbe of July 22, 2016. Supported by Frank.

Roll call vote:

Yes: Frank, Hoyle, Morin, Bellor, Campbell, Darland

No: None

Absent: Arnold

Motion carried.

Reports

The Tesla plans were given final administrative approval by the Planner.

Communications

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

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

Motion carried.

Meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw