

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
October 6, 2015

The meeting was called to order by Chairman J. Bellor at 7:01 p.m.

The Pledge of Allegiance was recited by all.

Members present: E. Arnold, J. Bellor, R. Campbell, J. Frank, M. Morin

Members absent: D. Darland, C. Hoyle

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

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

Motion carried.

Motion by Morin seconded by Frank to approve the minutes of the September 1, 2015 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened public comment at 7:05 p.m.

Jim Horen of 5693 4 Mile Rd. expressed his frustration with the township road paving project which caused \$2000 damage to the end of his concrete driveway with no notice.

He requested that the township ban Spicer from work in the township in the future.

Public input closed at 7:19 p.m.

Items for Consideration

Wilder/Euclid Access Management Plan

Planner Lippens presented a memo from McKenna dated October 6, 2015 regarding MDOT's suggested plan. Discussion regarding adoption of plan previously presented to the Planning Commission.

Planner Lippens review of MDOT's plan gives MDOT authority to review and approve *site plans* in the township, which are private property, when they are in this overlay district. He suggests having Planning Commission as the ruling authority with MDOT and the Bay County Road Commission to be in an advisory role.

If the township doesn't adopt this ordinance, the MDOT plan would just be used as an advisory tool.

It is suggested that this be noted in the Development Manual so there is continuity for planners in the future.

Motion by Bellor noting that the Planning Commission acknowledges receipt of the M13 Corridor study and overlay studies as advisory documents and recommends that an MDOT review be incorporated into the zoning audit and the Development Manual and

the planner address them as soon as possible in the review process so that the property owner can address road access to their project. Supported by Frank.

Voice vote.

Motion carried.

Zoning Audit Review

Site Plans submitted to Planning Commission should be full-size for the professional reviewers (engineer, planner, attorney, fire department, office file) and 11" x 17" for the Commission members. This is a recommendation for the Board as a change in the Development Manual. A digital copy should also be attached to the file.

Bellor noted that he had observed storage facilities in the Tri-City area and found them all to be fenced. Monitor doesn't allow fencing. We need to make some changes for fencing in the Commercial zone.

Discussion regarding outside sales, screening.

Reports

Planner's Report

The planner distributed the annual planning program which is required by State law. Corrections will be made and forwarded to the Township Board.

Holly Springs has filed for Final Preliminary Plat which is administratively approved by the Planner and Engineer and referred to the Board.

Dollar General submitted an easement agreement which was reviewed by Attorney Sheppard for some modifications. We do not have a final site plan from them.

Discussion regarding moving dirt and filling in lots as no permit is required.

Communications

Motion by Campbell supported by Frank to accept Communications. Motion carried.

Motion by Campbell supported by Frank to adjourn.

Motion carried.

Meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Michael Morin
Acting Secretary

MM/jw