

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
February 3, 2015

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

The Pledge of Allegiance was recited.

Members present: E. Arnold, J. Bellor, B. Campbell, D. Darland, J. Frank, C. Hoyle M. Morin
Members absent: None
Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner
See Sign-in Sheet

Motion by R. Campbell seconded by C. Hoyle to adopt the agenda as presented.

Motion carried.

Motion by C. Hoyle seconded by J. Frank to approve the minutes of the December 2, 2014 regular meeting as presented.

Motion carried.

Swearing in

J. Bellor and D. Darland were sworn in for new terms of office beginning on January 1, 2015 and ending December 31, 2017 by Attorney R. Sheppard and signed the oath book.

Election of Officers

Voice vote: **J. Bellor is unanimously elected as Chairperson of Planning Commission for 2015.**

M. Morin is unanimously elected as Vice-Chairperson of Planning Commission for 2015.

D. Darland is unanimously elected as Secretary of Planning Commission for 2015.

Public Input

Chairman Bellor opened public comment at 7:10 p.m.

Gary Gellise of 2315 Midland Rd. has concerns about the Holly Springs subdivision. He's concerned that there is only one entrance, that there could be flooding with the detention basin, dirt blowing, and construction noise. He said that construction was starting at 6:00 a.m. He brought along a copy of the county noise ordinance that limits the hours of construction on weekdays to 7:00 a.m. to 6:00 p.m.

The contractor said that they would not start until 7:00 a.m. and would try to do a better job of dust control.

He was told that the detention basin was built for only Phase 1. E. Arnold also noted that we do allow one-road subdivisions.

Chuck Baumer of 3635 4 Mile Rd. wanted to know if water was coming down 4 Mile Rd. He was referred to the Township Board.

Public Input closed at 7:20 p.m.

Items for Consideration

Holly Springs Phase 2 Public Hearing for Tentative Preliminary Plat, 09-100-023-200-210-00

J. Jackson reviewed the McKenna letter of January 27, 2015 with the following notes:

- 1) Phase 1 and 2 need to be on a plan together or a second sheet.
- 2) All proposed street names must be reviewed and approved by the Fire Department. (Approved in Fire Department review dated January 29, 2015.)
- 3) The location of all proposed connections to the existing public sanitary sewer and water distribution systems and the method of storm drainage are subject to the review of the Township Engineer. (Kibbe approval in review of January 27, 2015.)

McKenna gives recommendation for Tentative Preliminary Plat based on the fulfillment of the above items before approval by the Board.

M. Rybicki of MLR Engineering representing Schauman Development for Holly Springs noted that there will be 29 lots in the second phase of Holly Springs. An updated print will need to be filed with the Township as the engineer had a different print than the Commissioners did.

The Township needs evidence that the "old barn site" has been deeded to the adjacent parcel. Concern was expressed about addresses on Creekwood Lane due to the fact that the Lane goes east and west, then changes to north and south. Consensus was that if the Fire Department agreed with the plan and there were not duplicate addresses, it should not be a problem.

R. Sheppard noted that Lot 49 was re-numbered to Lot 26.

M. Morin reminded that sidewalks were allowed on one side of the street for Phase 1 because it had been approved that way previously. The majority of the Commissioners agreed that sidewalks on one side of the street would be accepted for Phase 2 as well.

Chairman Bellor opened and closed public hearing on Holly Springs Phase 2 to the public at 7:35 p.m. with no one wishing to speak.

D. Darland moved to recommend to the Township Board approval for Tentative Preliminary Plat for Holly Springs, Phase 2, 09-100-023-200-210-00. C. Hoyle seconded.

Roll call vote:

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

No: None

Absent: None

Motion carried.

Williams Township Amendment Notification

No action was taken.

Communications

Motion by C. Hoyle supported by R. Campbell to accept Communications. Motion carried.

Discussion held regarding Annual Planning Review. We need the ordinances cleaned up. Planner Jackson asked that we review the items mentioned in the past, put them in order of importance, and bring that list to the next meeting from that he will give a cost estimate.

Discussion regarding different phases of projects--what is approved and what should happen when.

Motion by C. Hoyle supported by J. Frank to adjourn.

Motion carried.

Meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw