

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
August 5, 2015

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

The Pledge of Allegiance was recited.

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

Members absent: E. Arnold, M. Morin

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 R. Campbell to approve the minutes of the July 7, 2015 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened and closed public comment at 7:04 p.m. with no one present to speak.

Items for Consideration

Dollar General Site Plan Review 09-100-037-400-020-01 & 02

Planner Lippens summarized McKenna's review dated July 27, 2015. Their recommendations for conditions to approval are as follows:

(a) Planning Commission determines they are satisfied with the material and architectural details of the proposed building, or modifications are discussed that can be approved administratively by the Township Planner.

(b) Minor corrections to landscaping and elevations, including mislabels and misspellings are updated on the final plan.

(c) Documentation is provided to the Township Planner showing that the proposed easement noted on the plan has been recorded.

(d) Screening of utilities is provided and two additional Arbor Vitae are planted at the transformer pad and the parapet is raised to block the HVAC units.

(e) The applicant addresses all comments received from the Township Building Department, Fire Department and County, and State Agencies as necessary.

Justin Muller, Civil Engineer of Imperial Development for the Dollar General proposal, reviewed the aerial image, the site plan and the architecture. They are proposing to use an existing shared access. They spoke with Chief Kramer and worked out an acceptable fire access, however, the township has not received a letter from the Fire Department noting that arrangement.

The township has not received copies of approvals from the Bay County Drain Commission, Bay County Department of Water and Sewer, or MDOT.

Planner Lippens and Mr. Muller discussed screening of the HVAC units on the roof. Mr. Muller is in agreement with screening from the front and raising the parapet wall. There was much discussion regarding screening of roof units from the south elevation.

D. Darland moved to approve the Dollar General site plan for 09-100-037-400-020-01 & 02 with the following conditions:

- (1) the sanitary sewer easement and the shared drive maintenance agreement be reviewed and approved by the township planner and planning attorney before recording and then be recorded with the Bay County Register of Deeds and submitted to the township;**
 - (2) the five items noted on page 3 of the July 27, 2015 McKenna & Assoc. review letter (and listed above);**
 - (3) The front exterior appearance of the building be changed to reflect the drawing (Revised 2-Aug-15) presented to the Planning Commission at the hearing.**
- Supported by C. Hoyle.

Roll call vote:

Yes: Campbell, Darland, Frank, Hoyle

No: None

Absent: Arnold, Morin

Motion carried to approve Dollar General site plan.

Communications

Communications received.

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

Motion carried.

Meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw