

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
January 7, 2020

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellow, R. Campbell, A. Shabluk, J. Frank, Connie J. Schweitzer, B. Reder, J. Meir

Members absent: None

Also present: R. Sheppard, Planning Attorney; Doug Plachcinski, Planner, K. Malkin Supervisor

Frank asked for a reconsideration of the Harold Miller motion from the December 3, 2019 Planning Commission meeting.

Sheppard stated that last month the Planning Commission gave tentative approval to the most recent site plan. However, some of the issues that are in the consent order that was received from court had been neglected, such as the potential for bonding and timing for the base for the fire road. Sheppard suggested to make motion to reconsider the approval for Harold Miller by adding it to the end of the agenda.

**Motion** by Bellow, supported by Shabluk to remove the approval of the Harold Miller site plan at 1600 S. Euclid and place it on the agenda for further discussion.

Roll call vote:

Yes: Bellow, Campbell, Shabluk, Frank, Schweitzer, Meier, Reder

No: None

Absent: None

**Motion carried**

**Motion by Campbell seconded by Bellow to adopt the agenda with the addition of Harold Miller motion reconsideration.**

**Motion carried**

**Motion by Reder seconded by Bellow to approve the minutes of the December 3, 2019 regular meeting with the addition of A. Shabluk as present and to remove the approval of Harold Miller site plan/special use.**

**Motion carried.**

**Election of Officers**

Attorney R. Sheppard was present and presided over elections.

Nominations were opened for Chair, Vice-Chair and Secretary

**Motion** by Reder, supported by Campbell to re-elect Frank as Chairman, Bellow as Vice-Chairman and Schweitzer as Secretary, for 2020.

**Motion** carried to re-elect by unanimous vote.

Nominations closed. The officers elected accepted their respective offices and thereafter Frank presided at the meeting as Chairman, Bellor as Vice-Chairman and Schweitzer acted as Secretary of the meeting.

### **Public Input**

Chairman Frank opened comment at 7:20 p.m.

Dave DeGrow, Building Inspector-Monitor Township stated he has been doing building inspections for twenty (20) years. He said he takes his job very seriously and he is very passionate about his job. He explained to the Planning Commission that he sometimes appears to be abrasive and he may have offended some commission members. He apologized to the members and thanked them for their time.

Harold Miller, 1600 S. Euclid as the Planning Commission asked why open positions for the Planning Commission are not publicly posted.

Sheppard explained that the Supervisor nominates the Planning Commissioner members and then the Board of Trustees vote on the Supervisor's suggestion.

### **Items for Consideration**

Discussion---Zoning R-3 to Commercial  
09-100-038-400-060-00  
5781 Westside Saginaw Road

Malkin gave an overview of the zoning issue.

Bellor asked if more than one parcel could be rezoned.

Sheppard said one or twenty parcels could be rezoned, the more you do as a group, the more important it is to update the master plan which is the basis for your zoning.

A discussion among the members continued.

Sheppard mentioned that the parcel between the settling pond and 5781 Westside Saginaw should be rezoned to either industrial as it is to the North or commercial to correspond with 5781 Westside Saginaw.

**Motion** by Reder, supported by Bellor to schedule Public Hearing, to rezone of both parcels to commercial.

Roll call vote:

Yes: Bellor, Campbell, Shabluk, Frank, Schweitzer, Meier, Reder

No: None

Absent: None

**Motion carried**

## **REPORTS**

### **Traxler Court-Medical Office Facility-Review McKenna-John. Jackson**

Doug Plachcinski, McKenna reviewed Traxler Court site plan. All conditions have been met and it is recommended for approval.

### **Traxler Court-Medical Office Facility-Review Kibbe & Associates- Jay Wheeler**

Jay Wheeler, Engineer said they are providing more parking spaces than what was needed and recommends approval.

### **Miller Remodel and Parking Addition-Review #4 McKenna-John Jackson**

Plachcinski commented that they recommend approving with changes presented, including the applicants request to defer seven (7) parking spaces. It is also noted that any future changes will need special use approval due a non-conforming parcel.

### **Miller Remodel and Parking Addition-Review #4 Kibbe & Associates-Jay Wheeler**

Wheeler said after reviewing the drawing it looked like the fence that was proposed for the “No Parking” signs that would be attached to, is south of the property line. The developer should submit a letter stating that the property owner would allow the signs on his property. Also, the fifteen (15) feet wide easement for the fire line and water main could be an issue. It was noted that there is an overhead utility line in close proximity, and the concern for installing the water main and fire lane so close to the overhead lines, that are fairly low hanging. Wheeler suggested that the Department of Water and Sewer review the plans.

### **Reconsideration of the Harold Miller Motion**

**09-100-037-400-050-00**

**1600 S. Euclid Avenue**

Nickie Ross, 1600 S. Euclid indicated she wants to apply for the sign permits.

Sheppard said he sent Jacksons sign review letter to Harold Millers attorney.

David Rochow, Monitor Township, Zoning Administrator reported that all but one illegal sign has been removed. The sign to be removed is #8, a wall sign for Unique Flowers and Gifts.

H. Miller asked if he could get a waiver for the sign that has to be removed.

Sheppard said that the Planning Commission could grant a waiver since they are reconsidering the motion from last month.

**Motion** by Reder, supported by Bellor to grant a sign waiver for sign #8 wall sign for Unique Flower and Gifts.

Roll call vote:

Yes: Bellor, Campbell, Shabluk, Meier, Reder

No: Schweitzer, Frank

Absent: None

**Motion carried**

Monitor Township, Fire Chief, John Kramer gave his review of outstanding issues: remove all clutter from the west side of building that is blocking the emergency exit from flower shop and blocking the sidewalk, the adjoining yard way needs to be level for firefighters to fight a fire from that corner of the building, and the fence on the south side needs to be moved back twelve (12) feet for access around building.

A discussion continued among the members.

**Motion** by Bellor, supported by Campbell to approve Special Use/Site Plan for Harold Miller based on the following recommendations and timeframes:

1. "No Parking" signs need to be place on the fence within thirty (30) days.
2. The base for the fire lanes needs to be in place-no later than April 1, 2020.
3. The drive and hydrants have to be completed by June 1, 2020.
4. Level the ground around the Envy Salon for fire fighters to create access (southwest corner of building) within thirty (30) days.
5. Keep the sidewalk clear of clutter to the west of the building.
6. Sign permits obtained within thirty (30) days.
7. Department of Water and Sewer must approve the easement and prints. Prints should be modified to DWS requirement if necessary.
8. Cash deposit of \$7000 payable to Monitor Township Treasurer for probable cost of construction which will be interest bearing, to be paid within thirty (30) days.

Roll call vote:

Yes: Bellor, Campbell, Shabluk, Frank, Schweitzer, Meier, Reder

No: None

Absent: None

**Motion carried**

**Communications**

**Motion by Bellor, supported by Schweitzer to acknowledge receipt of Communications.**

**Motion carried.**

**Motion by Campbell supported by Bellor to adjourn.**

**Motion carried.**

Meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary  
CS/djp