

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
February 4, 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. Bellor, R. Campbell, A. Shabluk, J. Frank, C. Schweitzer, B. Reder,  
J. Meier

Members absent: None

Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner, K. Malkin  
Supervisor

Jackson stated that a letter had been received by Harold Miller, dated January 14, 2020, regarding a request to flip two (2) signs on the waiver granted at the December 2019 Planning Commission meeting.

Schweitzer clarified that there are no additional signs, no additional square footage.

Jackson said, "Correct"

Sheppard told the Planning Commission that a vote needed to be taken since it was a Public Hearing for a Special Use Permit and Site Plan Review.

Malkin said, in the future, if a situation like this were to happen again, with no changes to square footage or number of signs, that a change could be done administratively.

**Motion by Bellor seconded by Reder to adopt the agenda with the two (2) additions for sign request for Harold Miller 1600 S. Euclid Avenue.**

**Motion carried**

**Motion by Bellor seconded by Campbell to approve the minutes of the January 7, 2020 regular meeting.**

**Motion carried.**

**Public Input**

Chairman J. Frank opened and closed public comment at 7:07 pm with no one present, wishing to speak.

**Items for Consideration**

**Public Hearing-Special Use & Site Plan Review**

**Harold Miller**

**09-100-900-001-176-62**

**1570 S. Euclid**

Jackson gave a review of the special use request and suggest approval subject to the review of the site plan review letter.

Jackson reviewed the site plan. He expressed concern with the parking situation. Signage appears to be in compliance. Recommend approval of site plan review subject to the applicant demonstrating how they will provide the additional parking spaces.

Discussion among the members continued.

Campbell asked Jackson about the review letter dated January 28, 2020 regarding the additional 200 square feet of landscape island that was recommended.

Jackson stated that it will be required due to the six (6) additional parking spaces.

Bellor motioned to open public hearing.

Nickie Ross 1600 S. Euclid, addressed concerns, outlined in her letter dated January 31, 2020. Ross asked where within the ordinance specific issues can be found and how she can review sections of the ordinances.

Jackson said the parking standards are in the zoning ordinance section which talks about off street parking requirements and it has the formula for each specific use.

Sheppard told Ross that Chapter 14 in the Zoning Ordinance explains the parking requirements.

Sheppard made reference to Ross's letter and the request for information on how to make the building compliant. He stated, both he and Jackson have mentioned multiple times that the awning over the porch on the south side, is too close to the lot line on the west end of the awning. He said if you take a laser and you went down the north/south property line for the residential lot, it would hit the awning and if you cut the awning off to the west, it would be a conforming structure. Therefore, you would not need a special use permit.

Ross asked about obtaining a variance for the awning.

Sheppard explained that a variance is a unique feature of the property, not something that was done by the developer or owner.

Ross asked if the ZBA refers to Sheppard for interpretation.

Sheppard explained that the Zoning Board of Appeal members interpret the ordinance.

Discussion continued.

Dr. Chelsie Arnold, D.C., 1570 S. Euclid addressed the Planning Commission members to explain her request for signage. There are no changes in size/square foot for the sign at the road and the sign on the door will list hours of operation.

Malkin stated that Ross has an issue with the “NO PARKINIG” signs. The Planning Commission gave 30 days to have the signs in place. Malkin said it would be difficult for Chief Kramer to enforce them until the back parking lot has been completed. Malkin made a suggestion for the new date for the signs to be in place to be June 1, 2020.

Chief Kramer stated the reasons for his decision is because they do not have adequate parking. With adverse weather, someone would have to park on the north side of the building to get to the salon.

Discussion continued.

Harold Miller confirmed the ‘NO PARKING” signs are in place.

Chief Kramer said it was his understanding that the signs were to read, “NO PARKING-FIRE LANE”

Sheppard stated the review letter from Chief Kramer said, “NO PARKING-FIRE LANE” signs.

Miller said he was not told to include “fire lane” on the signs.

Chief Kramer told Miller it was stated in his review letter.

Frank asked about the water line situation. He understood that Miller wants to hook into Clover Lane main.

Chief Kramer said he will have to do calculations to determine if it is feasible.

Miller said the DPW wants the water line to come in from Hilltop Drive. He said he had a meeting with DPW and the water line from Hilltop was approved.

Bellor asked Miller if he had the approval letter from DPW.

Frank showed Miller the letter from DPW that was given to Planning Commission. The letter named Clover Lane not Hilltop.

Ross asked Chief Kramer what the fire load is for a building.

Chief Kramer explained how fire load is determined.

Miller said he will contact DPW and get the error straightened out regarding Clover Lane and Hilltop Drive.

Sheppard clarified the NO PARKING-FIRE LANES SIGNS in a letter dated December 12, 2019 to Millers attorney. On page two, it indicates the Fire Departments review that - “NO PARKING” signs designating the fire lane on the south portion of that area should be placed and also advising the violators vehicles may be towed at owners’ expense.

Discussion continued on water line for hydrants.

Frank told Miller that Planning Commission will need the letter from DPW approving the water line coming off of Hilltop Drive.

Ross told the Planning Commission that she will be in tomorrow because she is assuming everything has been approved for the signs. She will get the permits for her signs and one for Prudential. She stated Elaine's Bakery is responsible for her own sign. Ross said she will not be purchasing permits for Elaine.

Reder motioned to close public input supported by Bellor. Motion carried.

**Motion** by Bellor, supported by Reder to approve special use and site plan for Rise Chiropractic subject to the following conditions:

1. Signs "NO PARKING-FIRE LANE-VECHILES WILL BE TOWED AT OWNERS EXPENSE" must be addendum by the time the paving is down.
2. Fire Chief will do calculations in determining whether one or two hydrants are all that is necessary based upon the water flow and service provided by Department of Water & Sewer.
3. All of the items in the December 2019 and January 2020 approvals of Mr. Miller's property at 1600 S. Euclid remain in effect with the exception of the deposit of \$7000, which does not need to be made until after the March 3, 2020 Planning Commission meeting at which point it will be revisited.
4. Allow sign twelve (12) instead of sign six (6)
5. Planning Commission specifically finds deferred parking appropriate in this scenario to not require all the parking be put in at this point and time.
6. Special use permit granted; site plan approved subject to the above conditions.

Roll call vote:

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

No: None

Absent: None

**Motion carried**

### **Public Hearing-Special Use**

**Serenus Johnson**

**09-100-037-100-050-04**

**Two Mile vacant**

**Expanding a non-conforming parcel**

Jackson gave a review of the application submitted. They are requesting to expand the existing property by no more than 50%. Jackson stated they are only requesting special use; they have not provided a site plan. If the special use is granted, they will have to come back to Planning Commission with a site plan for approval. At this time, it is recommended to approve the Special Use request subject to the applicant providing a site plan for any improvements they propose on the expanded property.

Bill Woolwine 5778 Kasemeyer stated he understands he needs a plan, but he would not invest in doing a plan until he knows he can expand the property.

Frank opened public hearing

Sheppard read a letter received from Patrick R. Winter, P.L.C. objecting to the special use request by Serenus Johnson Construction.

Matt Nemode 3145 Oakbrook, asked what the property will be zoned.

Jackson said it is zoned AG and will stay AG.

A resident express concern that property values would decrease with the expansion of Serenus Johnson.

Bellor closed public hearing.

**Motion** by Bellor, supported by Reder, to approve the expansion of a non-conforming parcel with the understanding that they must comply with the special use and site plan review if they choose to develop the parcel.

Roll call vote:

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

No: None

Absent: None

**Motion carried**

Public Hearing-Consider Rezoning

Ed Keit

09-100-038-400-060-00

5781 Westside Saginaw

From high density residential (R3) to Commercial (C)

Jackson gave a review of rezoning from R3 to Commercial.

Jackson stated that the Township initiated rezoning is appropriate. It is further recommended the Township focus on this area during the next master plan update to ensure that appropriate land uses are designated for this area.

Reder opened and closed public hearing with no one wishing to speak.

**Motion** by Bellor, supported by Reder to approve rezoning for the reasons stated in the letter by McKenna dated January 28, 2020.

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

No: None

Absent: None

**Motion carried**

Rezoning Discussion  
09-100-021-300-210-00      09-100-021-300-220-00  
4821 Fraser                      4815 Fraser  
Mike & Katherine Bourcier

Sheppard gave a review of the request for rezoning.

Malkin provided input suggesting rezoning the entire east side on Fraser to US10 or R1 which is currently zoned AG.

Discussion continued regarding R1 and R3.

**Motion** by Bellor supported by Reder to set public hearing for the rezoning of the east side of Fraser, North of US-10 and South of Midland Road, to consider rezoning from Agricultural (Ag) to low single family density residential (R1).

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

No: None

Absent: None

**Motion carried**

#### **Communications**

**Reder acknowledged receipt of Communications.**

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

**Motion carried.**

Meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary  
CS/djp