

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
March 3, 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, J. Wheeler, Engineer

Motion by Reder seconded by Bellor to adopt the agenda with the revision of Harold Miller rescheduled to April 7, 2020.

Motion carried

Motion by Reder 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 7:02 pm with no one present, wishing to speak.

Items for Consideration

Public Hearing-Rezoning the East side of Fraser Road, North of US-10 and South of Midland Road.

From Agricultural (Ag) to low single-family density residential (R1).

Motion by Bellor, supported by Reder to open public hearing.

Motion carried.

Jackson gave a review of the rezoning request. Rezoning will create conforming residential lots and maintains consistency with the Future Land Use Plan and objectives and goals of the master plan. Jackson recommends approval of the rezoning referring to his letter dated February 19, 2020 as written to the Planning Commission.

Malkin provided input, including comments regarding existing septic systems. Malkin stated that according to the Health Department a septic system has a one-acre requirement for new builds. However, for existing homes with less than one acre, the septic system could be replaced. He explained that if a house was lost and the owners wanted to rebuild and put in a new septic system, the Health Department would not permit a new septic system.

Frank stated for the residents' benefit, that nothing will change by rezoning from agricultural to residential (R1)

Sheppard explained that the residents will benefit by going from ag to residential because the existing lots are now more conforming or consistent with the residential zone.

Motion by Bellor supported by Meier to close public input.

Motion carried.

Motion by Reder supported by Frank to recommend to the Township Board, rezoning the East side of Fraser Road, North of US-10 and South of Midland Road from Agricultural (Ag) to low single-family density residential (R1).

Roll call vote:

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

No: None

Absent: None

Motion carried.

Site Plan Review-Parking Lot Expansion

09-100-027-100-010-01

5215 S. Mackinaw

SERVPRO

Jackson provided input on the request to expand the parking lot. The site plan submitted, complies with the requirements and recommend approval of the site plan.

Reder commented on the landscaping.

Bellor questioned placing landscaping adjacent to farm fields.

Servpro representatives explained that the unused land will be rented out and farmed.

Jay Wheeler discussed drainage and the need for an additional drain.

Greg Turner, Pumford Construction provided input/response to the drain issue. He is currently working with the Drain Commission to expand the retention and redirect the flow to the Wilcox drain. This will help solve the drainage problems in the area.

Turner also explained that they are proposing two (2) gates on the property and will make arrangements for Fire Department access.

Sheppard suggested we get a letter on file from the Drain Commission, approving what they intend to do.

Motion by Bellor supported by Reder to approve the Servpro parking lot expansion site plan with the condition of receiving written approval from the Drain Commission.

Roll call vote:

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

No: None

Absent: None

Motion carried.

Reports

Harold Miller update

Sheppard gave an update on the Harold Miller situation, timeframes, bond, outstanding issues, concerns regarding the exchange of land.

Malkin said that all of the plans that have been previously approved by the Planning Commission are based on Harold Miller owning the twelve (12) foot in question.

Sheppard said the hearing is set for Friday, March 13, 2020 Friday, but this may change.

Motion by Bellow supported by Campbell to adjourn.

Motion carried.

Meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Connie Schweitzer

Secretary

CS/djp