

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING

July 7, 2020

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, A. Shabluk, B. Reder, J. Meier
Members absent: J. Frank, C. Schweitzer,
Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner, K. Malkin Supervisor,
Diane Peters-acting Secretary

Motion by Reder seconded by Campbell to adopt the agenda with the revision of Harold Miller rescheduled to August 11, 2020 Planning Commission meeting.

Motion carried

Motion by Reder seconded by Meier to approve the minutes of the May 12, 2020 regular meeting.

Motion carried

Public Input

Vice-Chairman Bellor opened and closed public comment at 7:02 pm with no one present, wishing to speak.

Items for Consideration

Site Plan Review

09-100-013-200-010-14
2980 Wilder Road
Meijer/Electrify America

Jackson gave his review regarding the four (4) new charging stations located at the existing Meijer store located at Wilder and Two-Mile Road. Only two minor conditions existed, however they provided additional information today. The information has been reviewed and recommend the Planning Commission approve the proposed site plan.

Sheppard reviewed the Fire Department concerns regarding key code or combination access code.

Wheeler told the Planning Commission that he had seven (7) comments on the site plan. Kimbly-Horn, Design Firm has provided a response covering all comments today. Wheeler confirmed that he was satisfied with their response.

Bellor opened public comment.

Caycee Hart, Reston, VA, representing Kimby-Horn asked the Planning Commission if they had any questions.

Bellor closed public comment.

Motion by Reder, supported by Shabluk to accept Jackson and Wheeler’s recommendation for approval of Meijer/Electrify America charging stations, 2980 Wilder Road submitted on July 7, 2020 and grant said approval.

Roll call vote:

Yes: Bellow, Campbell, Meier, Reder, Shabluk

No: None

Absent: Frank, Schweitzer

Motion carried

Site Plan Review

09-100-019-200-040-02

4640 S. 7 Mile

Helena Agri-Midwest Commercial Construction

Jackson reviewed Helena’s site plan application to construct a free standing 11,900 square foot building, for purpose of storage and seed. After addressing the deficiencies from his letter dated June 26, 2020 for the site plan, Jackson said a revised site plan should be submitted for review.

Jackson also addressed landscaping. Based on the site plan, the applicant has proposed a 12-foot greenbelt adjacent to the single-family residential use in the southeast corner of the site. The applicant has proposed ten (10) deciduous tree and six (6) evergreen trees to meet the minimum planting requirements for this greenbelt.

Wheeler reviewed his comments on the Helena-Agri project from his letter dated June 29, 2020.

Bellow commented on the height of the building.

Sheppard explained that if the building is over thirty-five (35) foot, they would need a special use permit.

Discussion continued among the members.

Bellow opened public comment.

Greg Denmi, Midwest Commercial Construction, told the Planning Commission that Helena has instructed its engineers to make the changes that the Planner and Engineer had proposed.

Denmi, explained that the engineer has been on vacation since the submission, but the changes will be made and final copy will be forthcoming.

R. Sheppard asked Denmi the height of the proposed structure.

Denmi replied, “21.8, 21 foot 8”

Meier asked Denmi if a lockbox would be placed on the property.

Denmi replied, “Yes”

Reder asked Jackson about additional landscaping. Reder was concerned about drainage if landscaping was added.

Shabluk agreed with Reder.

Jackson explained that because it is single-family resident, instead of trees, fencing could also be used.

Reder suggested that the homeowner should make the decision on landscaping or to waive the landscaping.

Meier questioned the additional parking requested by Jackson

Jackson explained that eight (8) additional parking spaces are needed and at least one van accessible ADA parking space should be provided. This is to satisfy the requirements of 3.40 of Ordinance 67. He also explained that the Planning Commission could defer the additional parking spaces.

Sheppard told the members that to defer the parking spaces, you would show where the spaces would be placed on the site, so if use changes, or if more employees are hired, additional parking would be available.

Bellor closed public comment.

Motion by Reder, supported by Campbell, to approve free standing 11,900 square foot building, with the condition of revised prints to be delivered and approved by Jackson (Planner), Wheeler (Engineer) and the Monitor Township Fire Department. Single family homeowner at 4674 Seven Mile shall decide what landscaping they preferred. The eight (8) additional parking space locations shall be marked on the revised prints but deferred, and the building height shall be shown on the final print.

Roll call vote:

Yes: Bellor, Campbell, Meier, Reder, Shabluk

No: None

Absent: Frank, Schweitzer

Motion carried

Site Condo Review

09-100-012-400-160-00

3336 E. Wilder

Mansour Realty

Jackson reviewed Mansour Site Condo application. Jackson stated that there are minor issues that should be addressed from his review letter dated February 17, 2020.

Sheppard stated his concern is with the Dow Pipeline and that it would be a landlocked parcel. In order to move forward, a public hearing will have to be set. He explained that the review today, was intended to be preliminary discussion between the Planning Commission and the developer, however no one from Mansour Realty was present.

Discussion continued among the members.

Bellor said because of the fire load it looks like it will need to be a looped system. He continued, that the water in the system appears to be adequate for the fire load.

Meier explained that when Hampton Inn, Traxler Court was built, the Fire Department requested a test from the Bay County Water Department to check the water pressure. The test results confirmed that water pressure was adequate. The Fire Department then conducted their own test on the system and found that there was not enough pressure to use hand lines. Meier continued to tell the Planning Committee members that if Mansour installs a dead-end system, it will create the same problem Traxler Court currently has.

Brian Nartker, Wade Trim, spoke on behalf of the owners of Mansour Realty which were not present. He explained that the parcel is already landlocked, so with the development they are not creating a new situation. He also confirmed that the owner's intention is to get an easement across the Dow pipeline.

Sheppard said the next step is to set a public hearing.

Discussion continued among the members.

Motion by Reder, supported by Meier to set Public Hearing for Mansour Realty for August 11, 2020 Planning Commission meeting.

Motion carried

Acting Chairman Bellor asked why Harold Miller is on the current agenda.

Sheppard explained that Miller has current issues to resolve.

Bellor asked Jackson to send a letter inviting Miller to the August 11, 2020 Planning Commission meeting with a request for a written status report on the outstanding items related to the Commercial Plaza at 1600 S. Euclid.

Jackson said a letter will be sent to Miller asking for written updates on current issues.

Public Hearing-Special Use-Site Plan Review

09-100-037-100-650-01
5178 Kasemeyer Road
Serenus Johnson

Bellor opened and closed public input with no one wishing to speak.

Motion by Reder, supported by Campbell to recess public hearing and table consideration to August 11, 2020 Planning Commission meeting.

Motion carried

Communications

Reder acknowledged receipt of Communications.

Motion by Reder supported by Meier to adjourn.

Motion carried.

Meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp