

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
October 1, 2019

The meeting was called to order by Chairman 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, T. Miller, B. Reder

Members absent: None

Also present: Sheppard-Planning Attorney, Jackson -Planner, Malkin-Supervisor

Motion by Reder seconded by Campbell to adopt the agenda as revised to add Matt Parrent, owner of S & S Industrial Surplus, LLC, Bangor Township.

Motion carried.

Motion by Miller seconded by Reder to approve the minutes of the September 10, 2019 regular meeting as presented.

Motion carried.

Public Input

Chairman Frank opened and closed public comment at 7:01 p.m. with no one present wishing to speak.

Items for Consideration

Meijer-Site Plan Review-09-100-013-200-010-13
2980 Wilder Road

Jackson gave a review of the site plan submitted. Everything that they have planned, complies with the Township Ordinance. The second part of the plan that they are proposing are some changes to the signage. Based on the information supplied, they are planning on six (6) signs, totally over eight hundred twenty-five (825) square feet, Township Ordinance allows up to three (3) wall signs, not to exceed two hundred (200) square feet. If they want to pursue that, they will need to apply for a sign waiver.

Jackson said Meijer is also looking at the fueling station to add some additional square footage to the gas station that is out in front to expand the restrooms. That would require a revised site plan.

Jackson went on to say that the fueling station doesn't have the required frontage landscaping on Wilder Road. They will need ten (10) deciduous tree and forty (40) shrubs, that would make it consistent with what the other out lots have along Wilder Road.

Jackson's recommendation is for Meijer to come back next month to address the sign waiver.

Matt Levitt, a real estate manager for Meijer, spoke as a representative for Meijer. He gave a basic overview for the site plan submitted to the Planning Commission.

Frank asked about the existing garden facility and where will it be located after the remodel.

Steve Douglass, Paradigm Design stated the garden center will be slightly reduced in size and will be pushed back to the south to accommodate the new location of the thru pharmacy.

M. Levitt said this is the largest remodel project, slated to start in January 2020 and it will take six (6) months to complete. He also stated they will revisit the signage changes as suggested by the planner.

Sheppard said the next step would be to table the site plan until next month.

Malkin said they need to understand that if they do not get waiver application in by October 10, it will be unable to happen next month, because a public hearing has to be published fifteen (15) days prior to hearing date.

Motion by Bellor, supported by T. Miller to table the Meijer site plan review until November 5, 2019 Planning Commission meeting.

Motion carried

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

Ed Keit, 2702 Evergreen, explained that he recently purchased property through a County auction. Last year he purchased property and found that he was unable to use the property as he had intended. This year, before he purchased another property, he came to the Township office for more information on the property. Keit asked Malkin if he could build a greenhouse and storage buildings on the property and he said Malkin told him he was "good to go"

Malkin commented that Keit had been in the office for information. Keit was asking if he could build a greenhouse in commercial and after looking at the Zoning Ordinance, it was confirmed that he could build a greenhouse. The zoning classification was not checked on the property because that was not the question Keit had asked Malkin. Malkin said the property has always been commercial but it is grandfathered. In order to do what Keit would like to do with the property, it would have to be rezoned. Property is currently zoned R-3.

Bellor asked Sheppard how this could be cleaned up.

Frank asked Sheppard what the process would be, without costing Keit a lot of money.

Sheppard gave several different options for rezoning.

Keit said he spoke with several neighbors and they did not have a problem with rezoning.

Sheppard said another option would be to amend the ordinance that was just amended, where a special use permit could be used for R-3 zone to allow greenhouses and seasonal sales.

Sheppard also said the best way to handle this situation, would be to make the east side of M84 all commercial.

Discussion continued among Keit and Sheppard.

Sheppard suggested to Keit, draw a up a petition and have as many neighbors sign it to request rezoning to commercial. Then the Planning Commission would have everyone that is in agreement to pay a fee or the Planning Commission on its own initiative consider rezoning the property at a public hearing.

Public Hearing -Special Use & Site Plan Review---DeShano Construction

09-100-020-200-040-07 4646 Fraser

Frank spoke of the letter from Gary DeShano asking for direction from the Planning Commission on landscape plan. Frank also said that DeShano has asked for the public hearing to be tabled to November 5 meeting date.

Jackson said that he drove to review the landscaping at the site today. His question to the Planning Commission: is the foliage that is growing in the fence an asset or a liability?

Jim Kossick, 4667 Fraser Road stated, "it is a liability." He told the Planning Commission and Jackson that the original site plan called for pine trees. He commented on how nice the ATS location on Three Mile Road looks with the arborvitaes.

Jackson said he would draft a letter to Gary DeShano to provide guidance on what is required for landscaping/plantings.

Motion by Reder, supported by Bellor to table DeShano Construction public hearing to November 5, 2019 Planning Commission meeting.

Motion carried

Public Hearing-Special Use & Site Plan Review---Harold Miller

09-100-037-400-050-02 1600 S. Euclid Avenue

Jackson gave his review of the documents submitted. The following issues must be resolved:

1. Building setback is 13.2 feet on the south side of the site, with a covered porch that encroaches further into the setback (its exact dimensions must be provided)
2. Existing parking appears to be at least 10 feet from the ROW of Euclid Ave. but this should be dimensioned.

3. The existing building is one-story, though its height in feet should be shown.
4. It is our understanding that the building includes a beauty salon. Parking for a salon is based on the number of chairs provided and that information has not been provided. This would be in lieu of the per square foot requirement for that space. The plan provides four (4) barrier free spaces but these are not fully dimensioned and cannot be evaluated.
5. The site plan calls out plant materials for two parking lot islands but otherwise does not depict any.
6. Parking lot landscaping. Based on 70 spaces, 10,500 square feet of landscaping is required with 35 deciduous trees, whereas two deciduous trees and two shrubs are proposed.
7. Trash collection site should be shown.
8. No information provided on signs.

John Morey, D&M Site presented the site plan that was approved in 2012.

Morey went on to explain that the salon has six (6) chairs and that would mean an increase of eight (8) parking spaces. (66 parking spaces currently, with an increase of 8 for the salon for a new total of 74 parking spaces)

Morey spoke of the additional fire hydrant the Fire Department had proposed. He said they have planned to add the fire hydrant for the next phase of the storage buildings.

Morey said he would return next month with a new site plan that would address the problematic issues.

Schweitzer told Morey that parking is just one part of the problem and he is only addressing the parking issue not the other seven issues Jackson reviewed.

Jackson asked Morey if he added the additional parking spaces (8 spaces) to the site plan.

Morey said, "yes" and pointed to where they are located at on the site plan.

Discussion continued on parking spaces, fire lane, covered sidewalks and setbacks.

Morey said he would be adding additional parking for the storage facility.

Sheppard discussed the Fire Department review letter regarding the Access Road.

Morey said it was odd that it was never brought any access road up in the initial review.

Lieutenant Joe Baker, Monitor Township Fire Department said the 2012 original site plan was already erected before it was ever approved, that is part of the problem.

Morey said the entire site was cobbled together over the years.

Jackson asked if the fence will be relocated?

Morey replied, "Yes, we will have to slide that down twelve (12) feet."

T. Miller asked if there was an engineer report.

Morey said, "they asked for the number of chairs, the photometric plan that I don't have, they talked about the site detention also."

Morey also when on to discuss the bollard detail, loading spaces and building setbacks that are not shown correctly according to the engineering review.

Frank asked about the third hydrant and asked if it was needed now.

Lieutenant Baker said based on the square footage of the building it should have three hydrants. He said, "yes, it is needed now." He stated in 2012 the original site plan was turned in late and the building was already erected before there was a site plan for it. Lieutenant Baker commented, "This is the same scenario that is happening right now."

Schweitzer explained the there are many issues that need to be corrected before the Planning Commission can approved the site plan.

Sheppard told the committee that the storage site plan and special use will have to be re-noticed at a later date, due to the three (3) month delay.

Motion by the T. Miller, supported by Campbell to table the Harold Miller public hearing until November 5, 2019 Planning Commission meeting.

Motion carried

Meeting night alternative

Jackson told the committee that Elliot is working on a part-time basis and has taken another job, which has a conflict with Tuesday meeting dates. Jackson had two options, one, move the meetings to Thursday or Jackson will attend the meetings until they have a replacement.

Motion by Reder, supported by Shabluk to keep Jackson and the meeting night to Tuesday.

Motion carried

Addition to the agenda, Matt Parrent, owner of S&S Industrial, interested in purchasing property on Midland Road, west of Wieland Sales, across from the old Wickes building.

Parrent said he is looking to build several buildings, each with 12,000 square feet.

Malkin said he came to the Township with a lot of questions and he felt Planning Commission was a good place to start.

Parrent asked about storage units and if they would be compliant with the Zoning Ordinance.

Malkin said yes, with a special use permit.

Discussion continued among Parrent, Sheppard, Malkin and Lieutenant Baker in regards to side yard setbacks, height of the building, site plans and detention pond.

Sheppard told Parrent, side yard setbacks is fifty (50) feet.

Sheppard told Parrent that the property he is considering purchasing could be wetlands.

Parrent said he has a problem with fifty (50) feet side yard setbacks. He told the Planning Commission that more research has to be done on the property.

Communications

Motion by Bellor to acknowledge receipt of Communications.

Motion carried.

Motion by Bellor supported by Reder to adjourn.

Motion carried.

Meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary

CS/djp