

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
November 5, 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: R. Sheppard, Planning Attorney; J. Jackson, Planner, J. Wheeler, Engineer

**Motion by Miller seconded by Reder to adopt the agenda as presented.**

**Motion carried**

**Motion by Campbell seconded by Reder to approve the minutes of the October 1, 2019 regular meeting as presented.**

**Motion carried**

**Public Input**

Chairman Frank opened and closed public comment at 7:05 p.m. with no one present, wishing to speak.

**Items for Consideration**

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

09-100-020-200-040-07

4646 Fraser

**Motion** by Bellor, supported by Reder to table the public hearing for DeShano Construction to December 3 Planning Commission meeting

**Motion carried**

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

09-100-037-400-050-00

1600 S. Euclid Avenue

Jackson provided input regarding review of the documentation submitted to the Planning Commission. He said much information is still needed for compliance: sign plan, floor plan, south side of building additional 12' canopy encroachment, non-compliant with the ordinance, may need special use permit or remove canopy, removal of fence-need for screening adjacent to residential lot, parking on the south side of building does not comply but people still continue to park there.

Jackson went on to say that the signs are not in compliance. He stated they will need to submit a sign plan so it can be determined how much signage they are entitled to. Another option would

be a sign waiver. Jackson also said that H. Miller had acquired an additional 12 feet of space on property on the south side of the building, the back of lot 12 and basically that brought the building into compliance with the side yard setback, but that raised another issue as well. The fact that they constructed the canopy over the sidewalk on the southside of the building, it encroaches into the required setback. If it is left the way it is now, any future requests for site plan approval for additions or modifications to the building would require special use approval.

Jackson stated if a portion of the overhang was removed, roughly fifteen (15) feet, they may be able to bring the overhang into compliance.

Recommendation made by Jackson to table the request until the Planning Commission receives the information they have requested.

John Morey, D & M Site presented a revised site plan to the Commission that was dated November 6, 2019. Morey discussed the site plan that was approved in 2012. He said the Salon created parking space issues and that is what he has been trying to address. He said every time he comes back to Planning Commission, there is more and more and more issues.

Morey said they are working with their neighbors to the North for an easement for a fire hydrant. They have added two (2) trees to the landscaping and they have the floor plan. The existing fence is moving down on the twelve (12) feet that was purchased from the adjoining property owner. Also provided is a dumpster gate detail. Morey also stated they will be applying for a sign waiver.

**Motion** by Reder, supported by Bellor to table with recommendation to the Board that there be no further action in the litigation for thirty (30) days in order to comply with the requirements of the Township. In addition, a sign waiver application has to be submitted to the Township by November 8, 2019.

**Motion carried**

**Public Hearing-Rezoning Adjoining Parcel-Servpro**  
09-100-027-300-020-00  
5299 Mackinaw Road

Jackson gave a review of the documents submitted. He concluded by recommending approval for rezoning. The proposal maintains consistency with the Future Land Use Plan and objectives and goal of the Master Plan.

**Motion** by Reder, supported by Miller to open public input  
**Motion carried**

Jane Rechsteiner, 5425 Mackinaw Road, stated that she is all for growth, but it is silly, that the DDA Park has so many available parcels that are not being used, why are we taking agricultural land and turning it in to industrial land?

Another member of the public questioned rezoning and the impact on the value of his land.

Frank clarified space next to Valley Publishing is currently a parking lot zoned ag and wasn't changed to industrial some time ago. He then proceeded to give a historical review of this parcel and discussion about the DDA regarding rezoning.

Craig Turner, Pumford Construction discussed intent to purchase building, expand parking lot for equipment.

Randy Miller and Mike Snyder 470 N. Adams, Saginaw MI, owners of Servpro-Saginaw MI spoke about the benefits of a great company and how they intend to repurpose a vacant building. They have no intent of expanding the existing building.

Turner reviewed proposed plans for the parcel.

Rechsteiner voiced concern that once the Township grants this rezoning, it will continue until all residential properties are gone.

Malkin asked Jackson about conditional zoning or a PUD.

Jackson explained the difference between conditional zoning and a PUD.

Gretchen Witherspoon, Trademark Commercial Group, addressed how she had been working with Servpro on finding an appropriate site for their relocation. She explained how they looked at sites within the industrial park-Fabiano space, but the proposed site suits their needs.

Sheppard mentioned the need for site plan review if they were to purchase this property and alter the building.

T. Miller moved to close the public input.

**Motion** by T. Miller, supported by Reder to recommend to the Board that this parcel, 09-100-027-300-020-00 5299 Mackinaw Road be rezoned from AG-Agricultural to I-1-Light Industrial per the request and recommendation of the Planner.

Roll call vote:

Yes: Bellor, Campbell, Schweitzer, Miller, Reder, Shabluk

No: Frank

Absent: None

**Motion carried**

**Public Hearing-Sign Waiver-Site Plan Review-Meijer**

09-100-013-200-010-14

2980 Wilder Road

Jackson provided input regarding the documentation submitted requesting site plan approval and sign waiver. Based on the application submitted by the applicant, approval is recommended.

Frank opened public hearing.

A representative of Meijer reviewed the site plan and sign waiver application.

**Motion** by Reder, supported by Bellor, to take the Planners recommendation that a waiver be obtained for the number of wall signs that exceed the maximum signs allowed and square footage allowed because of the unique size of the lot and size of the structure and site plan approval.

Roll vote:

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

No: None

Absent: None

**Motion carried**

**Public Hearing- Special Use & Site Plan Review-Spartan Partner Services, LLC**

09-100-019-200-050-00

09-100-019-200-040-06

09-100-019-200-040-07

391 Midland Road

Jackson gave a review of the documents submitted by Spartan Partner Services, LLC. Special use was found to be in compliance but contingent of site plan approval.

Jackson addressed site plan review. Spartan Partner Services had provided additional information as requested. Jackson recommended that the commission consider approval in conjunction with special use.

Sheppard discussed parking variation requested. Spartan may need to set aside space for additional parking if the building was ever repurposed.

Reder questioned the multiple aerial photos provided. Sheppard explained the former Wickes building and property, plus two other parcels they intend to purchase.

Wheeler gave a review of the documents submitted by Spartan. Plans were revised and resubmitted to comply with requirements.

Reder questioned landscaping requirement and the need for landscape screening on the north end of the property that would screen railroad tracks and a farm field to the west that is farmed every year.

Malkin asked Jackson if the landscape screening could be deferred.

Jackson said it could be deferred until the property is developed.

A discussion continued among the members regarding screening.

Frank opened Public Input

Rosemary Card, 4679 7 Mile Road, asked if there were any plans to build a building on the current vacant lot in front of her house.

Representatives from Spartan Partner Services said not at this time.

R. Card, expressed concern over water issues she has encountered in the past. She explained every Spring and Fall she has water issues.

Don Ferrio, 2442 Chip Road, expressed concerned about the retention basin.

Representative from Spartan Partner Services explained that the retention basin size is based on a 100-year storm. It is built based on regulations and meets all county requirements.

Frank closed Public Input

A discussion between the Planner and Supervisor continued regarding landscape screening.

Frank asked how the water problem should be addressed.

Sheppard said the ultimate authority over water, is the Drain Commission.

**Motion** by Bellor, supported by Frank to table this until Planning Commission can get approval from the Drain Commission and clarification on landscaping requirements. Recess public hearing until next month.

Roll call vote:

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

No: None

Absent: None

**Motion carried**

### **Communications**

**Acknowledge receipt of Communications.**

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

**Motion carried**

Meeting was adjourned at 9:23 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary

CS/djp