

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
March 5, 2019

The meeting was called to order by Chairman J. Frank at 7:00 p.m.

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, D. Darland, J. Frank, Connie J. Schweitzer, T. Miller, B. Reder

Members absent: None

Also present: R. Sheppard, Planning Attorney; J. Valentine, Planner; K. Malkin, Supervisor, Todd Levy, Mark Asmar, Lisa Eurich

Motion by B. Reder seconded by J. Bellor to adopt the agenda as presented.

Motion carried.

Motion by B. Reder seconded by R. Campbell to approve the minutes of the February 26, 2019 special meeting as presented.

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

Terra Capital Industries, LLC

J. Frank opened the Public Hearing for Terra Capital Industries, LLC/AEY Capital, LLC tenant.

J. Valentine reviewed the Special Use Permit and Site Plan Review, which included the parking lot, trees, dumpster enclosure, fence, signage, traffic conditions, security and water discharge. Upon completion of review, McKenna Associates recommends approval subject to the conditions that are added during the meeting today.

Jay Wheeler, Engineer from Kibbe & Associates reviewed the card reader location, dumpster enclosure, fencing, parking lot area. He explained that the processed water will be captured and put into a tank and commercially hauled away and reviewed the onsite catch basins.

K. Malkin explained in the past after the Site Plan Review was approved and an engineer was needed for the approval, no follow up was completed by the engineer before occupancy permits were issued. He suggested that follow up would be done by the engineer to ensure all requirements are met prior to zoning permits issued.

J. Wheeler expressed that would not be an issue.

K. Malkin also proposed that an Occupancy Permit and a Zoning Permit would be needed before all businesses could open.

Motion by J. Bellor supported by R. Campbell to make a recommendation that the Township Engineer follow up to ensure all requirements are met prior to a zoning permit being issued.

Motion carried.

J. Frank asked Chief Jim Kramer, Charter Township of Monitor Fire Department, for his professional review.

Chief Kramer stated he could not make a recommendation on sprinklers or hydrants until the building is given a classification.

B. Reder asked how far a fire hydrant had to be from the building.

Chief Kramer explained that the collapse zone has to be taken into consideration which is a total height plus half of the building. The hydrant has to be located outside of the collapse zone. As an example: forty (40) foot building, half of forty (40) is twenty (20) and half of twenty (20) is ten (10) so they hydrant would have to be thirty (30) feet away from the building.

A discussion continued among the members and Chief Kramer in regards to fire hydrants and size of the water line supply.

R. Sheppard suggested that the Fire Chief as well as the engineer sign off on the “as built” prior to receiving the final Zoning Permit being issued.

Motion by J. Bellor, seconded by T. Miller to approve the Site Plan subject to a final as built plan to be signed by the Monitor Township Fire Chief or designee and Township Engineer be filed in the Township Offices before Zoning compliance permit is issued before the building can be used.

Roll Call Vote:

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

No: None

Absent: None

Motion Carried

R. Sheppard reviewed conditions regarding the Special Land Use Permit to be revised from prior meeting on February 26, 2019 as follows:

1. Waste water and storm water issue has been resolved
2. Fence has been resolved
3. Fire Chief has been resolved
4. Township engineer has been resolved
5. Road Commission/Drain Commission has been resolved

R. Sheppard stated the only condition left was odor issue.

T. Levy reviewed the filtration system again.

Motion by J. Bellor, seconded by D. Darland to amend the conditions of the Special Use Permit as follows:

1. #1 remains: odor.
2. Delete #2: discharge of water offsite.
3. Delete #3: perimeter fence replacement; it was already indicated on the print.
4. Delete #4: approval of the site plan and final conforming site plan indicating all the planner suggested modifications. There are no modifications from the planner and it is a duplication of the site plan approval.
5. #5 remains: Fire Chief requirements.
6. #6 remains: Township Engineer's approval.
7. Delete #7: Road Commission approval; approval already given.
8. #8 remains: Also, with the understanding that any modifications beyond the presented footprint will require an additional review. Violations of these conditions could result in the forfeiture of the special use permit.

Roll Call Vote:

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

No: None

Absent: None

Motion Carried

Tiny Houses

J. Bellor explained to Lisa Eurich, 1208 N. Walnut that there is an ordinance in Monitor Township that does not allow tiny houses.

L. Eurich asked if a variance would be allowed.

K. Malkin stated a variance would not work not work because you would need to show a hardship. The ordinance would have to be amended for tiny houses to be allowed in Monitor Township.

T. Miller expressed he liked the concept, but could see a lot of opposition unless a developer bought twenty (20) or thirty (30) acres and divided them out into much smaller parcels specifically for tiny houses.

R. Sheppard explained that an R-4 zoning district could be created that is a smaller square footage requirement for the structure and a smaller lot size which keeps it proportional in setbacks and fire separation.

L. Eurich said her goal is to have a five (5) acre parcel with a three hundred (300) square foot house.

R. Sheppard suggested to ask Dave DeGrow, Monitor Township Building Inspector for his input on construction standards of tiny houses. A memo from D. DeGrow on this subject would be adequate.

Motion by B. Reder, seconded by J. Bellor to table tiny houses and let the Planning Commission take a look at all the information and request a written statement from D. DeGrow on construction standards of tiny houses.

Roll Call Vote:

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

No: None

Absent: None

Motion Carried

Solar Energy Advisory Committee

Motion by D. Darland seconded by J. Bellor to establish a fact-finding advisory committee for solar energy. All members will be appointed by the Chair of the Planning Commission with three (3) planning commission members and no more than six (6) community members.

Roll Call Vote:

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

No: None

Absent: None

Motion Carried

R. Sheppard suggested the Wind Energy Advisory Committee review DTE communication received on February 5, 2019.

Motion by J. Bellor seconded by J. Frank to give the DTE communication to the Wind Energy Advisory Committee for review.

Roll Call Vote:

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

No: None

Absent: None

Motion Carried

Communications

Motion by J. Bellor supported by B. Reder to acknowledge receipt of Communications.

Motion carried.

Motion by R. Campbell supported by B. Reder to adjourn.

Motion carried.

Meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary

CS/djp