

CHARTER TOWNSHIP OF MONITOR
REGULAR SPECIAL PLANNING COMMISSION MEETING

Amended June 5, 2018

May 22, 2018

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

The Pledge of Allegiance was recited by all present.

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

Members absent: None

Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

Motion by B. Reder seconded by R. Campbell to adopt the agenda as presented.

Motion carried.

Motion by T. Miller seconded by B. Reder to approve the minutes of the May 1, 2018 regular meeting as presented.

Motion carried.

Public Input

Chairman J. Bellor opened public comment at 7:01 p.m.

Ken Malkin, Township Supervisor stated that at the May 21st, 2018 Township Board meeting Jack Frank pointed out overlooked items about the zoning ordinance relating to wind farms that should be corrected. One thing he had noticed that was never discussed was the minimum height had to be 20' feet off the ground. The reputable, larger companies have a minimum height of 75' feet off the ground. There would be clearance issues with farming equipment if the minimum height is not regulated. Zoning Ordinance #66 was referred back to the Planning Commission to address this issue as well as setbacks. When making a comparison to the Wheeler Township wind ordinance there were a couple significant items that might address some of the Board of Trustee concerns. One is, the Wheeler Township mandates that the bottom portion of the tower be at least 75' feet off the ground and not 20' feet. On setbacks, Wheeler Township had the identical setback to the property line but to the non-participant resident maintains a 200% setback.

Chairman J. Bellor closed public comment at 7:05 p.m.

Items for Consideration

At 7:06 p.m. J. Bellor opened the Special Public Hearing for Site Sketch and Special Land Use approval for Trinity Lutheran Schools of 20 E. Salzburg who seeks approval for a classroom addition to their existing school.

Scott Sturm, General Contractor inquired what was needed for approval to move ahead on the project.

D. Darland remarked that the two properties that the facility is on would need to be combined as the addition appears to be located on both parcels. It would not matter that the church and school are exempt this would need to be taken care of.

S. Sturm added that he has not seen a site survey and only has the information that was given from the original build-out from 2004 and this does not show this as two separate parcels.

D. Darland stated that the Township Assessor would only require a letter from the property owner to combine the two parcels into one.

P. Lippens, Planner commented that it is important to make sure that the proposed use will have the required parking which is calculated by using the information from the existing school and the addition floor plan.

S. Sturm stated that there are currently one-hundred and thirty (130) parking spots with nine (9) handicap spots which appear to be more than what is required.

P. Lippens is satisfied with accepting that statement with regard to parking but would need it added to the sketch plan. Other recommendations concern striping the crosswalk that connects the parking lot and the church building and since there is no real information on lighting he recommends that on the sketch plan you note that your lighting on the site would comply with Township lighting standards.

There was discussion with regard to the email thread from J. Wheeler, Engineer and R. Peabody, of The Peabody Group Architects & Designers.

P. Lippens stated that it appears the main concern would be with moving the utility connections and the storm water.

S. Sturm stated that the storm water will not change because no hard surface will be changed on the site. Detention is independent of the building and tied into the parking lot.

D. Darland made a motion seconded by R. Campbell to approve the Special Land Use Permit with the following conditions: **#1.** satisfy the three (3) items mentioned in P. Lippens, Planner May 17th, 2018 McKenna & Associates review letter, **#2.** provide the Township Assessor a written request from the property owners to combine the two parcels and that a deed combining the parcels be completed and recorded before an occupancy permit is approved and issued, **#3.** the Township Engineer, Jay Wheeler of William A. Kibbe & Assoc. Inc., validate and approve the project.

Roll Call Vote:

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

No: None

Absent: None

Motion carried.

D. Darland made a motion seconded by T. Miller to approve the Site Sketch upon satisfying the six (6) conditions in the May 17th, 2018 letter from P. Lippens, Planner for McKenna & Associates; provide the Township Assessor a written request from the property owners to combine the two parcels and that a deed combining the parcels be completed and recorded before an occupancy permit is approved and issued; and the Township Engineer, Jay Wheeler of William A. Kibbe & Assoc. Inc., validate and approve the project.

Roll Call Vote:

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

No: None

Absent: None

Motion carried.

Communications

R. Campbell acknowledged receipt of Communications.

Motion carried.

Motion by C. Hoyle supported by J. Frank to adjourn.

Motion carried.

Meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/blfp