

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
June 4, 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, A. Shabluk, J. Frank, C. Schweitzer, T. Miller,  
B. Reder,

Members absent: None

Also present: R. Sheppard, Planning Attorney; G. Elliott, Planner

**Motion by B. Reder seconded by B. Campbell to adopt the agenda with the addition of Solar Energy Committee update added to the end of the agenda.**

Motion carried.

**Motion by B. Reder seconded by T. Miller to approve the minutes of the May 7, 2019 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman J. Frank opened public comment at 7:01 pm.

Gary Gellise 2353 Midland Road reviewed Wind Turbine meeting at Wirt Library and comments made by T. Miller. He told T. Miller that he needs to be removed from the Planning Commission and that it was not a threat it is a promise.

R. Sheppard told G. Gellise that is two (2) minutes for public comment had ended.

J. Bellor made a motion to allow G. Gellise to continue to speak.

J. Frank accepted the motion and allowed G. Gellise to continue.

G. Gellise went on to summarize the recall of the Kawkawlin Township Supervisor because he was pro-turbine in a non-pro turbine township. He told Ken Malkin, Supervisor that he wants T. Miller removed and he will see that it happens. G. Gellise stated that Monitor Township can not vote for the Planning Commission, but the township can vote for Malkin.

T. Miller was given time to respond.

T. Miller stated he believes in the 1<sup>st</sup> Amendment and that everyone has a right to their opinion. T. Miller informed G. Gellise that he has served this community for fifteen (15) years in various facets. He does not dislike this township. T. Miller explained that wind energy was a missed opportunity, for taxes and for farmers.

Pat O'Connor 1770 E. Wilder, stated she was at the meeting at Wirt Library and heard T. Miller speak. She expressed that she was embarrassed because of the comments T. Miller made of the Monitor Township residents. She felt it was inappropriate to air dirty laundry in public.

J. Frank closed public input at 7:08 p.m.

### **Items for Consideration**

#### **Public Hearing**

##### **Wavier**

Matthew Priem Parcel ID: 09-100-005-400-020-06  
918 Chip Road RE: Accessory Building

M.Priem asked for a waiver for height of garage. The garage is three and one half (3.5) feet too tall.

R. Sheppard, K. Malkin and J. Frank gave historic review of M. Priem's building.

R. Campbell asked M. Priem why he built the garage.

M. Priem explained that he built the garage in 2005 with the intentions of building a house later. His plans were approved by the Monitor Township Building Inspector.

Motion by B. Reder, seconded by J. Bellor to accept the waiver with the condition of the second story being retrofitted, which has to be completed in six (6) months.

Roll call vote:

**Yes: B. Reder, A. Shabluk, J. Bellor, B. Campbell, T. Miller, J. Frank, C. Schweitzer**

No: None

Absent: None

**Motion carried**

#### **Public Hearing**

##### **Special Use Permit & Site Plan Review**

VIRIDIS North Parcel ID: 09-100-V07-000-027-00  
1424 Straits Drive: RE: Marihuana Compliance Laboratory

Bill Bartlett-Corporate Manager of Straits Corporation, 1424 Straits Drive gave a review of the project and handed out responses to site plan review made by the planner, G. Elliott and engineer-J. Wheeler.

B. Bartlett revised the building square footage to 13,606 square feet not 14,600 square feet as originally submitted.

B. Bartlett stated that they may look for a second tenant to share the building but it has not yet been determined. He went on to explain that the exhaust stacks will not extend above the roof peak.

B. Bartlett reviewed the current landscaping with G. Elliott.

B. Bartlett handed out a security plan and explained it was presented to Monitor Township Board of Trustees.

B. Bartlett reviewed odor control. He explained the lab samples are small, 15 to 20 milligrams- every sample is completely homogenized and treated. The samples are not heated. All the samples are non-distinguishable and non-useable and when testing is complete, they are bagged and picked up by a third party.

R. Sheppard suggested to tie in a review process with the annual license renewal.

**Motion** by J. Bellor, seconded by B. Reder to open public input.

**Motion carried**

Carole Hoyle, 5184 Three Mile asked B. Bartlett how neighbors in the park feel about the lab.

B. Bartlett responded that he has received no negative comments.

**Motion** by J. Frank, seconded by T. Miller to close public input.

**Motion carried**

**Motion** by B. Reder, seconded by J. Bellor to approve Special Use Permit and Site Plan Review with the following conditions:

1. No waste or water discharge of product into public systems
2. Only traditional water discharge would be public restrooms, kitchens, etc.
3. Applicant acknowledges the second special use permit and site plan review is necessary if an additional tenant will use the other half of the building --even if the tenant is not marijuana related.
4. Reserve the right to require odor control mitigation program, in the event the Township Board becomes aware of odor migrating from the property.
5. Must maintain compliance of the Site Plan in order to maintain the Special Use Permit.

Roll call vote:

**Yes: B. Reder, A. Shabluk, J. Bellor, B. Campbell, T. Miller, J. Frank, C. Schweitzer**

No: None

Absent: None

**Motion carried**

R. Sheppard reviewed draft revision of section 5.05(d)(4) of Zoning Ordinance 67-Area regulations.

**Motion** by T. Miller, seconded by B. Reder to approved the draft revisions as presented to section 5.05(d)(4) of Zoning Ordinance 67-Area regulations.

Roll call vote:

**Yes: B. Reder, A. Shabluk, B. Campbell, T. Miller, J. Frank, C. Schweitzer**

No: J. Bellor

Absent: None

**Motion carried**

G.Elliott provided a review of tiny houses. He presented research on tiny houses and how our ordinance conflicts with tiny houses.

**Motion** by J. Bellor supported by B. Reder to open public comment.

**Motion carried.**

Lisa Eurich, 1208 N. Walnut, spoke at length, about tiny houses and her desire to own one in Monitor Township.

Motion by B. Reder, seconded by J. Bellor, through all the information the Planning Commission has received on tiny houses, we see no reason to revise and to advocate/allow tiny houses in Monitor Township.

Roll call vote:

**Yes: B. Reder, A. Shabluk, J. Bellor, B. Campbell, T. Miller, J. Frank, C. Schweitzer**

No: None

Absent: None

**Motion carried**

**Motion** by B. Reder, seconded by J. Bellor to schedule July 9, 2019 Public Hearing for Alfred Johnroe, home occupation and Richard Swantek, accessory building waiver.

**Motion carried.**

J. Frank reviewed proposed changes of Section 3.27 of Zoning Ordinance 67, total accessory building (s) size per lot for allowed accessory buildings as presented.

Motion by T. Miller, seconded by C. Schweitzer to accept draft revisions of Section 3.27 of Zoning Ordinance 67, total accessory building (s) size per lot for allowed accessory building as discussed and revised.

Roll call vote:

**Yes: B. Campbell, T. Miller, J. Frank, C. Schweitzer**

No: B. Reder, A. Shabluk, J. Bellor

Absent: None

**Motion carried**

R. Sheppard reviewed Section 3.12 of Zoning Ordinance 67, Clear Vision Corners.

R. Sheppard suggested revision would be the same restrictions apply regarding any driveway, private street, private lane or property lines requiring a clear vision corner twenty five (25) feet back from the mutual property line at the road right-of-way and twenty five (25) feet along the road right -of-way line and mutual property line creating said triangle.

R. Sheppard reviewed Section 3.22 of Zoning Ordinance 67, Keeping of Pets and Livestock.

It was decided among the committee members not to revise the ordinance.

T. Miller distributed an article on Michigan farmland and solar power.

C. Schweitzer stated the Solar Energy Committee has reviewed several solar ordinances from throughout Michigan to be used as a guideline in drafting Monitor Township Solar Ordinance.

A discussion continued among the members regarding changes made to draft revision sections 5.05, 3.27, 3.12, 3.22. R. Sheppard stated that G. Elliott will create a packet with revisions for review, but until Solar Energy is completed, no Public Hearing date will be set.

**Motion by B. Campbell supported by T. Miller to adjourn.  
Motion carried.**

Meeting was adjourned at 8:51 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary

CS/djp