

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
July 9, 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: R. Campbell, J. Frank, C. Schweitzer, T. Miller, A. Shabluk  
Members absent: B. Reder, J. Bellor (excused)  
Also present: R. Sheppard, Planning Attorney, K. Malkin, Supervisor

**Motion by R. Campbell seconded by T. Miller to adopt the agenda as revised with the addition of DeShano Construction discussion.**

Motion carried.

**Motion by T. Miller seconded by A. Shabluk to approve the minutes of the June 4, 2019 regular meeting as presented.**

Motion carried.

**Public Input**

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

**Items for Consideration**

A discussion between Planning Commission members and R. Sheppard regarding the DeShano Construction Site Plan Review. J. Frank suggested that R. Sheppard review the file to determine if a special use permit will be needed for the proposed addition.

**Public Hearing-Home Occupation & Site Sketch Review-July 9, 2019**

Alfred Johnroe Parcel ID: 09-100-018-200-090-01  
4138 Seven Mile Road

R. Sheppard discussed G. Elliot's review. The application states that A. Johnroe wants to run a business out of his accessory building, however the ordinance clearly states that is not legal. However, the oral representation has been made by A. Johnroe that the business can be conducted out of his basement. R. Sheppard told A. Johnroe that the application would have to be changed.

A. Johnroe changed and initialed the original application with the changes requested by R. Sheppard.

T. Miller asked A. Johnroe to describe his business.

A. Johnroe discussed how he customizes helmets, European skulls, fire arms, masks, etc. with vinyl decorations or air brush designs dipped in plastic.

**Motion** by T. Miller seconded by C.Schweitzer, to approve Home Occupation for A. Johnroe with the following conditions:

1. Provide a sketch drawing showing location and parking-including stairway
2. Nature of chemicals used
3. Description of Federal (FFL) gun license and intent
4. No retail sales out of the house
5. Planner delegated to approve site sketch

Roll call vote:

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

No: None

Absent: B. Reder, J. Bellor

**Motion carried**

### **Public Hearing-Waiver-Accessory Building--July 9, 2019**

Richard Swantek Parcel ID: 09-100-B25-000-017-00  
4633 Monitor Road

R. Sheppard explained the new waiver process introduced with the adoption of Ordinance 67.

R. Swantek explained that his property is large enough but the square footage of his house does not meet the requirements for the 40 x 42 accessory building he is requesting.

**Motion** by T. Miller, seconded by A. Shabluk to approve waiver of accessory building with following conditions:

1. Non sale of either of the two lots that are part of the waiver with the appropriate covenant registered with the Register of Deeds.
2. Any drainage problem be corrected according to township officials

Roll call vote:

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

No: None

Absent: B. Reder, J. Bellor

**Motion carried**

**Motion** by T. Miller, seconded by C. Schweitzer to set public hearing for Lamar Advertising, August 6, 2019

**Motion carried**

**Motion** by J. Frank, seconded by R. Campbell to set public hearing for Harold Miller, August 6, 2019.

**Motion carried**

DeShano Construction  
09-100-020-200-040-07-4646 Fraser Road

R. Sheppard stated a special use permit may be needed for the addition.

**Motion** by A. Shabluk seconded by R. Campbell give authorization to R. Sheppard to set the public hearing if need be, for DeShano Construction August 6, 2019.

**Motion carried.**

C. Schweitzer gave an update on the Solar Energy Advisory Committee.

**Communications**

**Motion by R. Campbell supported by T. Miller to acknowledge receipt of Communications.**

**Motion carried.**

**Motion by R. Campbell supported by T. Miller to adjourn.**

**Motion carried.**

Meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary

CS/djp