

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
September 11, 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, Attorney; P. Lippens, Planner, Ken Malkin, Supervisor

Motion by T. Miller seconded by C. Hoyle to adopt the agenda as presented.

Motion carried.

For the record, J. Frank stated that he and T. Miller were not asked to serve on the Wind Energy Advisory Committee nor did either of them refuse to be a part of the newly formed committee.

Motion by T. Miller seconded by C. Hoyle to approve the minutes of the August 14, 2018 regular meeting as presented.

Motion carried.

Public Input

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

Laurie Elbers of 3449 Fraser approached the table in order to provide a handout to the Commissioners which detailed a partial area of Monitor Township with a highlighted group of contiguous parcels on Fraser Road and Wheeler Road (Section 8). She stated that three (3) turbines are slated to be built in this location and there are seventy (70) homes within one half mile of the turbine location. She believes that the estimated loss of home value to be \$40,000 per home is almost \$3,000,000 million dollars, or \$1,000,000 million loss per turbine. She cautioned the Township to protect its residents as they would receive no benefit from the development. It is her opinion that turbines should be located in areas with low population to minimize economic loss and negative human impact.

Several concerned residents spoke in opposition of wind turbine developments. It was mentioned by a resident that wind speeds in Bay County and in the surrounding area are the highest in the State of Michigan which may explain why DTE is actively soliciting this area. Many were in support of adopting the Beaver Township Wind Energy Ordinance 2018-01. Many residents inquired if there were any pro-wind or from DTE in attendance. It did not appear there was anyone.

Mark Wahl of Linwood Road, 1397 W. Linwood Road, a Bay County resident, spoke thanking the Commissioners for their time. He inquired if it was correct to assume that the Board of Trustees would be allowing the pro-wind group to have a special meeting.

R. Sheppard explained to M. Wahl that the comments at the Board of Trustees meeting were regarding the Wind Energy Advisory Committee whereas every attempt would be made by Chairman J. Bellor to put together a balanced association of pro or anti turbine development. He reminded everyone that all meetings are open meetings and available to the public to attend.

Eric Kuch, a Kawkawlin resident, provided an update on the current status of wind turbine development in Bay County. He stated that Fraser and Garfield Township are currently working on their wind ordinance. Kawkawlin Township is under a sub-committee and making good progress. He mentioned that they are now within twenty (20) signatures of recalling their township supervisor.

Chairman J. Bellor closed public comment at 7:34 p.m.

Wind Energy Fact-Finding Advisory Committee

J. Bellor discussed the selection process of Wind Energy Advisory Committee and explained the difficulty in finding an applicant that didn't have a conflict of interest. Ultimately, six (6) residents were chosen.

Charles Peter Campbell
Eric Rosenbrock
John Leuenberger
Brandon Krause
Amy Shabluk
Mark T. Suchy

The following Planning Commission members will also serve on the committee: Jim Bellor, Carole Hoyle and Bill Reder.

The Committee desires to meet every Tuesday evening at 7:00 p.m. in the Monitor Township conference room until the ordinance is completed. The meeting is open to the public, but no public comment will be offered.

R. Sheppard reminded everyone that this is an advisory committee which will make a recommendation to the Planning Commission. A public hearing will be held then be sent with recommendation to the Township Board for approval whereupon a first and second reading will be required. There will be several opportunities for additional public comment throughout the process.

Public Hearing: Jam Ventures LLC. of Bay City LLC. d/b/a: Westside Storage
Parcel ID: 09-100-105-000-001-03 6008 WS Saginaw Road
Site Plan & Special Land Use Approval – Self-Storage Units

B. Reder made a motion seconded by T. Miller to open the public hearing for Joe Mulders of JAM Ventures LLC. d/b/a: Westside Storage.

Motion carried.

P. Lippens, Planner, explained the expansion of a previously approved Special Land Use and Site Plan for The Pines Self Storage of Bay City LLC. at 6008 Westside Saginaw Road. The site is very similar to the Special Land Use that was approved by the Planning Commission this year; however, there will only be storage use at this site and no future office building. Approval is recommended of both the Site Plan and Special Land Use. Refer to McKenna review letters of September 5, 2018 which recommend that a masonry facade be put just on the front of the buildings and the Planning Commission does have the discretion to remove this condition. It is also recommended to defer four (4) of the required parking spaces which is the same deferral as the previous approval. They would be moved the east side of the site as parallel spaces in order to account for the fire department truck turning radius. This is a minor adjustment that could be approved administratively. A wood screening fence would also be recommended on the rear part of the site. In the previous approval it was noted on the site plan and only required if there was a future screening issue. A shared maintenance agreement on the driveway would also be required. The Special Land Use is recommended for approval if all site plan conditions are met.

J. Mulders spoke in response to the Planner recommendations.

T. Miller commented on the facade and fence requirements which would enhance the appearance of the property.

There was a discussion on the shared private driveway access agreement that would need to be approved administratively by R. Sheppard, Township Attorney.

J. Mulders submitted a previously recorded shared private driveway access agreement from 2010 to R. Sheppard.

B. Reder made a motion seconded by J. Bellor to approve the Site Plan with the following recommended conditions: four (4) deferred parking spaces which will be moved to the eastern fence line to improve site circulation; a solid wood screening fence to be noted on the site plan and will be a deferred site feature; and a shared driveway maintenance easement is notated on the site plan and will need to be submitted and approved by the Township. A 33' ft drive to access the parcel is authorized. Applicant is also required to receive the approvals of the Township Building Department, Fire Department and County, and State Agencies as necessary.

Roll Call Vote:

Yes: Darland, Hoyle, Reder, Campbell, Bellor

No: Miller, Frank

Absent: None

Motion carried.

B Reder made a motion supported by T. Miller to close the public hearing.

Roll Call Vote:

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

No: None

Absent: None

Motion carried.

B. Reder made a motion seconded by J. Frank to approve the Special Land Use Permit subject to meeting the conditions of Site Plan approval.

Roll Call Vote:

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

No: Miller

Absent: None

Motion carried.

J. Bellor discussed the Bay County Parks and Recreation Survey that was left on their table. He invited those in attendance to take a flyer and complete the survey online.

Temporary Use/Special Event Permit

J. Bellor commented on developing provisions for auto sales, special events or temporary functions that would not necessarily require Planning Commission approval.

B. Reder stated that the township office should be able to issue these types of permits in-house.

There was discussion. R. Sheppard reminded everyone that the conditions for a Temporary Use/Special Event Permit would need to be added to the revised Zoning Ordinance. He continued stating that available parking would need to be considered if an approval were to bypass Planning Commission approval.

B. Reder made a motion which was then withdrawn.

B. Krause, upon receiving permission to speak, recommended that the public not be allowed to attend the Wind Energy Advisory Committee meetings however he would make the minutes available immediately to the public after each meeting. This would give the group time to focus on the task at hand.

Reports

Chairman J. Bellor acknowledged receipt of Reports.

Communications

T. Miller acknowledged receipt of Communications.

Motion by C. Hoyle supported by D. Darland to adjourn.

Motion carried.

Meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/blfp