

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
January 5, 2021

The meeting was called to order by Vice-Chairman Jim Bellow at 7:00 p.m.

The Pledge of Allegiance was recited by all present.

Members present: J. Bellow, A. Shabluk, B. Walsh, J. Meier, C. Schweitzer E. Rosenbrock,
R. Campbell (7:18 pm)

Members absent: None

Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner

Motion by Shabluk seconded Schweitzer to adopt the agenda as presented.

Motion carried

Motion by Meier seconded by Walsh to approve the minutes of the December 1, 2020 regular meeting.

Motion carried

Election of Officers

Attorney R. Sheppard was present and presided over elections.

Nominations were opened for Chair, Vice-Chair and Secretary.

Motion by Walsh, supported by Shabluk to nominate Bellow as Chair.

Motion carried to elect by unanimous vote.

Motion by Walsh, supported by Bellow to nominate Shabluk as Vice-Chair.

Motion carried to elect by unanimous vote.

Motion by Walsh, supported by Shabluk to re-elect Schweitzer as Secretary.

Motion carried to re-elect by unanimous vote.

Nominations closed. The offices elected accepted their respective offices and thereafter Bellow presided at the meeting as Chairman, Shabluk as Vice Chair and Schweitzer acted as Secretary of the meeting.

Public Input

Vice-Chairman Bellow opened public comment at 7:06 pm

Marcus Bennett, 465 N. Huron, Au Gres, addressed the commission regarding the Kibbe letter and issues he has with the proposed business venture at 100 E. Grove. Bennett gave an update on his intentions for the property.

Krista Dunn, 120 Arthur Avenue NE, Grand Rapids, addressed the commission regarding the potential purchase of a parcel of land to build a tank wash. She is looking at 5.25 acres next to

the Wieland property on Midland Road. Bellor mentioned that there may be concerns regarding the power lines and wetlands.

Sheppard suggested to Dunn to check zoning to make sure it allows that type of use and that the wetland are not going to be obstruction to that type of business. Sheppard also stated that they will need and engineered print/site plan for the Planning Commission.

Bellor closed public input at 7:16 pm

Items for Consideration

Site Plan Review

09-100-K10-003-00

100 E. Grove

Jackson gave a review of the request from his letter dated December 28, 2020. There are a number of challenges with the site plan. Planning Commission needs to determine if the retail use of this property should be considered similar to others in the commercial district as opposed to an industrial district. Jackson stated applicant may need to submit a special use permit application, and how does this type of business fit with the Master Plan.

Bellor asked if Planning Commission could approve this with stipulations regarding the completion of the project within a specific time frame.

Sheppard responded, that time frame should not be imposed on site plan review.

Sheppard explained a special use permit would give the Planning Commission the ability to put conditions on the site plan to make it fit the location.

Jackson explained that the type of business being proposed does not fit neatly into the current zoning ordinance. Jackson told the Planning Commission if the proposed use is deemed appropriate, he would recommend a revised site plan with the outstanding items addressed as listed in the review letter dated December 28, 2020.

Wheeler provided his review of the site plan from his review letter dated December 28, 2020. Wheeler told the Planning Commission that the site plan was incomplete from an engineering perspective. The information submitted should be revised and resubmitted. He recommended that the site plan should not be approved at this time.

Rosenbrock questioned clear view right of way for 100 E. Grove.

Wheeler said the site plan was incomplete and he would not be able to relate the property to the MDOT map.

Schweitzer stated more information is needed before any decision is made. She voiced concern that there are too many outstanding issues that need to be addressed.

Motion by Shabluk, supported by Walsh, that no special use is needed at this site, but it will need revised site plan submitted and approved, before any use can occur.

Roll call vote:

Yes: Bellow, Campbell, Walsh, Meier, Shabluk

No: Schweitzer, Rosenbrock

Absent: None

Motion carried

Motion by Schweitzer, supported Rosenbrock to table the site plan review.

Yes: Bellow, Campbell, Walsh, Meier, Shabluk, Schweitzer, Rosenbrock

No: None

Absent: None

Motion carried

Unfinished Business

Request to combine parcels

09-100-023-200-050-00 2483 Midland Road

09-100-023-200-060-00 2469 Midland Road

Motion by Bellow supported by Rosenbrock to advise the Assessor to combine 09-100-023-200-050-00, 2483 Midland Road and 09-100-023-200-060-00, 2469 Midland Road.

Yes: Bellow, Campbell, Walsh, Meier, Shabluk, Schweitzer, Rosenbrock

No: None

Absent: None

Motion carried

1600 S. Euclid Update

Sheppard gave an update. No building permits will be issued for the property until site plan review is complete.

Bellow asked that the building inspector, zoning enforcement and fire department give a report on the property.

Wheeler will also do a review and report back next month.

Communications

Campbell acknowledged receipt of Communications.

Motion by Schweitzer supported by Meier to adjourn.

Motion carried.

Meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp