

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
October 6, 2020

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, A. Shabluk, B. Reder, J. Meier, C. Schweitzer E.  
Rosenbrock

Members absent: None

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

**Motion by Reder supported by Schweitzer to adjust the agenda as presented in order to install a new member and to make a presentation to Marilyn Frank on behalf of Jack Frank.**

**Motion carried**

**Eric Rosenbrock was sworn in as new member of the Planning Commission.**

**Bellor asked Marilyn Frank to come forward and receive a recognition award for Jack C. Frank for his 20 plus years of service to the Monitor Township Planning Commission and the Monitor Township Fire Department.**

**Motion by Reder seconded by Meier to approve the minutes of the September 14, 2020 special meeting.**

**Motion carried**

**Public Input**

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

**Items for Consideration**

**Site Sketch Review**

09-100-K10-002-002-00

09-100-K10-002-010-00

09-100-K10-002-011-00

102 W. Grove

Kawkawlin

Tim Williams

Jackson gave a summary of the request for 102 W. Grove Street along with his recommendation based on the site sketch review submission from his letter dated September 29, 2020.

Sheppard provide input, concern over gravel drive vs. hard surface.

Wheeler provided his review from a letter dated September 30, 2020.

Jackson and Wheeler stated that they received revised plans today from S

Tim Williams, owner of 102 W. Grove addressed the commission and provided additional information regarding intended use and an overview of their company. Williams provided copies of the revised site sketch to the member.

Reder questioned the removal of freezers and location of the main driveway.

Meier questioned the apartment on the second floor.

Williams stated that there is no intent to utilize the apartment at this time. But in the future if there was interest in the apartment, he would ask Planning Commission for permission.

Reder questioned if Williams anticipated any problems meeting the recommendations of the planner.

Williams responded that he would like the drive to be asphalt rather than gravel.

Reder suggested that the consideration be tabled until more information is available.

Williams would like approval to get the overhead door in place as soon as possible. He has had two (2) trailers with excess of \$31,000 in tools stolen from the location, and would like to store his equipment inside the building.

Bellor mentioned that the fire department needs a key box available.

Williams stated that would not be a problem.

Jackson said access to the overhead door area could be an issue without a finished drive.

Williams is concerned regarding drainage (gravel vs. asphalt). He will seek input from the Fire Chief regarding the width of the drive out to Grove Street.

Wheeler said any work at this point would be at Williams own risk and may need to be altered at a later date.

The committee members discussed the request: complete 40 x 50 concrete pad, overhead door installation, drive off of Grove Street. To allow the installation of concrete pad, overhead door and gravel drive at Williams own risk. Permit is required for the door only and Williams will come back next month with additional information and final site plan review. Williams will also check with the Road Commission regarding temporary drive.

**Motion** by Reder supported by Campbell to approve installation of overhead door, concrete slab at Williams own risk.

**Roll call vote:**

**Yes: Bellor, Schweitzer, Campbell, Reder, Meier, Shabluk, Rosenbrock**

No: None

Absent: None

## **Motion carried**

### **Reports**

#### **Boutique Pet Services vs. Kennel**

Jackson gave a review of the request from a local business which hopes to operate a boutique pet services use within the General Business district from a letter dated 9/28/2020. The issues are with boarding of animals which are not allowed in commercial district. Jackson provided three (3) options to move forward. Options 1 and 3 would be the quickest solutions.

Option 1 would utilize section 9.03 use permitted after special land use approval was obtained through the Planning Commission. This would allow for a case by case basis.

Option 2 would be to consider a Zoning Ordinance amendment to allow a limited intensity pet service use within the General Business district.

Option 3 if the Planning Commission not which to proceed with a zoning text amendment but remain uncertain if the use could be approved as a special land use within the General Business District, they may request an interpretation from the Zoning Board of Appeals.

Sheppard provided input; the business could provide boarding of up to 5 pets without meeting the definition of a kennel.

Meier asked where this would be located; Sheppard thought it was between Fisher and Salzburg.

Theresa Spurr, Euclid Veterinary, spoke to the commission and explained that this service would be adjacent to their property, 1300 S. Euclid. There is adequate room available, animals could be kept indoors. Intent would be to remove current building and build a totally new facility-vet clinic and luxury boarding.

Malkin thought it might be best addressed under section 9.03. Sheppard and Reder both agreed.

The consensus of the Planning Commission was to utilize Option 1, by using section 9.03, on a case by case basis.

Sheppard gave an update on the Miller issues-1600 S. Euclid. Sheppard reviewed the letter sent by Jackson dated July 16, 2020 to Miller, asking for a written response no later than July 29, 2020 regarding a status report on eleven (11) uncompleted items addressed at the July 7, 2020 Planning Commission meeting. Sheppard also reviewed his letter sent to Phillip Ellison, Attorney for Miller dated August 20, 2020 reviewing the same eleven (11) uncompleted items from the July 7, 2020 Planning Commission meeting.

The Planning Commission members discussed how they should proceed with the Miller issue, and came to the conclusion to ask the Board of Trustees to take action.

**Motion** by Schweitzer, supported by Reder to recommend to the Board of Trustees that Sheppard be authorized to take action regarding site plan issues at 1600 S. Euclid.

**Roll call vote:**

**Yes: Bellor, Schweitzer, Campbell, Reder, Meier, Shabluk, Rosenbrock**

No: None

Absent: None

**Motion carried**

**Communications**

**Reder acknowledged receipt of Communications.**

**Motion by Reder supported by Schweitzer to adjourn.**

**Motion carried.**

Meeting was adjourned at 8:11 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary  
CS/djp