

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
November 10, 2020

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, R. Campbell, A. Shabluk, B. Reder, J. Meier, C. Schweitzer. E. Rosenbrock

Members absent: None

Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner, G. Brandt, B. Walsh

Motion by Campbell seconded by Meier to adopt the agenda as presented.

Motion carried

Motion by Campbell seconded by Reder to approve the minutes of the October 6, 2020 special meeting.

Motion carried

Public Input

Vice-Chairman Bellow opened and closed public comment at 7:02 p.m.

Terry Spencer, 2060 Reppuhn addressed the Commission and introduced himself.

Bellow closed public comment at 7:03 p.m. with no one else wishing to speak.

Items for Consideration

Public Hearing

09-100-033-400-040-00

5946 Mackinaw

Dustin Meyer

Accessory Building Waiver

Bellow opened public hearing.

Jackson gave a review of the submission for the accessory business waiver. Two issues-height and size of the building, the Zoning Ordinance allows for a 12' sidewall and 17' peak. Dustin Meyer is requesting 14' sidewall and 22' peak.

Meyer has modified his request from September 2020, to eliminate the request for side yard setback relief and reduce the request for relief from the maximum floor area for accessory structures. Concern for drainage is deferred to the Township Engineer.

Based on the letter dated November 2, 2020 from Mckenna & Associates, it is recommended to approve the requested waiver.

Wheeler reviewed the revised plan including gutter, downspout installation, building size, drive way, lighting, flood plain considerations. Wheeler told Meyer to contact Joy Brooks, District Floodplain Engineer at State of Michigan regarding floodplain and he should also refer to the Drain Commission.

Based on the letter dated November 2, 2020 from Kibbe and Associates, Wheeler sees no engineering objection to granting of the waiver.

Sheppard had nothing to add.

Campbell questioned location of the gutters and overhead doors.

Rosenbrock questioned what the hardship was to allow the excess size of the building.

Jackson and Sheppard explained the difference between a variance and a waiver.

Reder was unclear of the easement at the end of the driveway.

Meyer explained his interpretation of easement.

Bellor presented a copy of the letter sent to the Planning Commission from Gary and Kendra Banks, 5920 Mackinaw Road-neighbors of Dustin Meyer.

Bellor opened for public comment.

Gary Banks, 5920 Mackinaw Road, addressed the commission expressing concern with the granting of the waiver. Banks asked several questions to the commission and wanted answers prior to approval or denial of driveway and setbacks as to what action requires permits.

Jackson and Sheppard responded to Banks stating the Road Commission issues driveway permits, not Monitor Township.

Wheeler told Banks that Meyer would have to get approval from Joy Brooks, District Floodplain Engineer, State of Michigan.

G. Banks shared concerns regarding drainage and location within floodplain that would have impact on his property.

Meyer spoke of the flooding that occurred one time during heavy rains.

Kendra Banks, 5920 Mackinaw Road shared a photo from 2017 showing flooding on her property and concerns if this building is approved.

G. Banks said this is a recurring issue with the property.

Meier asked Wheeler about the cement pad and run off slope.

Motion by Reder, supported by Shabluk to close public input.
Motion carried

Motion by Reder supported by Schweitzer to include the letter from Gary and Kendra Banks into the Meyer file.
Motion carried

Motion by Reder, supported by Bellor to recess public hearing and table consideration to December 1, 2020 Planning Commission meeting. Also, to provide a copy of the initial driveway permit for 5946 Mackinaw to the Township and address other pertinent issues as outlined in letters from Kibbe & Associates and McKenna & Associates both dated November 2, 2020.

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 Campbell supported by Shabluk to adjourn.

Motion carried.

Meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp