

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
September 1, 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
Members absent: None
Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner, K. Malkin
Supervisor

**Motion by Reder seconded by Campbell to adopt the agenda as presented.
Motion carried**

**Motion by Reder seconded by Meier to approve the minutes of the August 11, 2020 regular meeting.
Motion carried**

Public Input

Vice-Chairman Bellow opened and closed public comment at 7:02 pm with no one present, wishing to speak.

Items for Consideration

Public Hearing

09-100-033-400-040-00
5946 Mackinaw
Dustin Meyer
Accessory Building Waiver

Bellow asked Jackson to give his review of the accessory building waiver.

Jackson reviewed the accessory building waiver application, from a letter written to the Planning Commission dated August 27, 2020. Jackson said at this time additional information is needed to complete a thorough review. His concern lies in unresolved drainage issues, location of the structure and possible need for additional pavement. Jackson suggest that the application be revise and resubmit the application for review.

Sheppard gave his review of the size of the lot and size of the building that is allowed. He stated that there is a need for consistency in awarding or denying any requests. The proposed structure exceeds ninety (90) percent footprint of the main building. With the current application, three (3) separate waivers are needed, not just one. Sheppard went on to tell the Planning Commission, they must be cautious, because it sets a precedence.

Bellow asked Jay Wheeler, Engineer to give input on the waiver application.

Wheeler stated the building would be very close to the adjacent property, which could create drainage issues. No exterior lighting is shown. If the applicant does plan to install exterior lighting, a photometric plan should be submitted for review. Wheeler continued to tell the Planning Commission a revised plan should be submitted, and at this time, they do not recommend approval.

Dustin Meyer 5946 Mackinaw Road addressed the Commission. Documents were handed out with two (2) different layouts created by Meyer. Both examples cause issues with the septic field and main structure setbacks, which is why he is asking for approval of the layout submitted to the Planning Commission.

Marsha Shroeder, Monitor Township, (Meyer's Mother) addressed the many improvements that he has made to his home. She went on to say that Meyer is a responsible property/home owner.

Reder questioned the size of the proposed structure and asked Meyer if he would consider a smaller barn. Reder addressed the need for drainage-proposed tile and driveway layout. Reder restated issues raised by Wheeler.

Sheppard questioned the fourteen (14) foot sidewalls, initial request was for twelve (12) foot sidewalls. The request was basically an oversized barn for the lot size.

Campbell questioned what is to the south—farmland. Neighbor to the North has issues with the proposed building as outlined in a letter to the Planning Commission. Campbell asked Meyer if the building could be placed on the South side of the property.

Meyer responded that this would be problematic due to the septic field and the pool on the south side of the property.

Bellor asked Gary Banks to address the Planning Commission regarding his letter opposing this waiver.

Gary Banks 5920 Mackinaw gave his opinion to the Planning Commission. He wants to maintain space between his property and the Meyer property. He feels the proposed building is too large and if it were built on the South side, he would have no problem. Banks asked the Planning Commission not to approve this waiver.

Kendra Banks 5920 Mackinaw told the Planning Commission that the area floods every year. Banks said the property is in a FEMA flood zone.

Bellor closed public input.

Motion by Reder, supported by Meier to deny the request by Dustin Meyer accessory building waiver, based on letter dated August 27, 2020 from McKenna. Meyer will need to revise and resubmit request based on input from Jackson and Sheppard.

Roll call vote:

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

No: None
Absent: None
Motion carried

Public Hearing

09-100-014-400-010-14
4444 3 Mile
Jennifer Cook-Gay
Special Use Permit to reconstruct Front Porch

Jackson reviewed the application for Jennifer Cook-Gay, 4444 Three Mile Road to increase the size of the front porch. Jackson recommends approval based on submission.

Cook-Gay addressed the Planning Commission, explained her intent to expand the porch, improve the appearance of the home.

Shabluk questioned if this was an enclosed porch.

Cook-Gay said, “No”

Bellor opened and closed public comment with no one wishing to speak.

Motion by Reder, supported by Schweitzer to approve the special use based on planner’s letter dated August 26, 2020.

Roll call vote:

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

No: None
Absent: None
Motion carried

Public Hearing

09-100-037-100-650-01
5178 Kasemeyer
Serenus Johnson
Special Use Permit to expand a non-conforming property

Jackson gave a review of his findings regarding this request and recommendations. Jackson reviewed deferred parking spaces, proposed building material and color, additional landscaping along Kasemeyer, required screening along the west property line and a lighting plan.

Bill Woolwine addressed the Planning Commission and answered issues raised by the planner.

Jackson strongly suggested landscaping to the west, along the proposed development property line.

Sheppard and Meier discussed this requirement.

Jackson provided input and willingness to work with the property owner.

Meier questioned the landscaping requirements and Ordinance.

Shabluk questioned lighting.

Woolwine responded explained that they will add mercury lighting to match the other lighting currently being used.

Schweitzer commented on landscaping and told the Planning Commission to be careful in approving or denying variances to the Ordinance regarding landscaping. If the Planning Commission is not in agreement of the requirements, then they should review the Ordinance and proposed changes rather than grant a variance. Planning Commission needs consistent enforcement.

Bellor closed public input.

Motion by Reder, supported by Shabluk to approve recommendation for special use and site plan based on Planner's recommendation—approve eight (8) deferred parking spaces; applicant providing details of the proposed building materials and color; addition of required screening trees along the entirety of west property line deferred pending future development; approval of greenbelt reduction, allowing a five (5) foot greenbelt lighting plan including photometrics for administrative review.

Roll call vote:

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

No: None

Absent: None

Motion carried

Public Hearing

09-100-023-200-060-00 & 09-100-023-200-050-00

2469 Midland Road and 2483 Midland Road

Monitor Township Fire Department

Special Use Permit to allow remodeling to the existing Fire House Station

Jackson gave a review of the request, Special Use for Fire House remodeling. Jackson confirmed this meets special use and recommends approval pending final site plan review.

Sheppard commented that this is a governmental use building in a residential area and recommends approval pending final site plan review.

Reder said that Serenus Johnson met earlier today with the Township Board to review the project.

Bellor opened and closed public input with no one wishing to speak.

Motion by Reder, supported by Meier to approve special use based on recommendation by Planner's letter dated August 26, 2020 with the condition Site Plan is approved.

Roll call vote:

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

No: None

Absent: None

Motion carried

Serenus Johnson requested a special meeting with the Planning Commission. Proposed meeting for September 14, 2020 at 3:30 p.m.

Communications

Reder acknowledged receipt of Communications.

Motion by Campbell supported by Bellor to adjourn.

Motion carried.

Meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp