

CHARTER TOWNSHIP OF MONITOR
SPECIAL PLANNING COMMISSION MEETING
September 14, 2020

The meeting was called to order by Vice-Chairman Jim Bellow at 3:47 p.m.

The Pledge of Allegiance was recited by all present.

Members present: J. Bellow, A. Shabluk, B. Reder, J. Meier, C. Schweitzer
Members absent: B, Campbell-excused
Also, present: R. Sheppard, Planning Attorney; J. Jackson, Planner

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

**Motion by Reder seconded by Shabluk to approve the minutes of the September 1, 2020
regular meeting.
Motion carried**

Public Input

Vice-Chairman Bellow opened and closed public comment at 3:48 pm with no one present, wishing to speak.

Items for Consideration

09-100-023-200-060-00 & 09-100-023-200-050-00
2469 Midland Road and 2483 Midland Road
Monitor Township Fire Department

Site Plan Review for remodeling to the existing Fire House Station

Jackson gave a review of the site plan and recommended approval, with the exception of the submission of a separate application for any proposed signage for administrative review.

Sheppard gave input regarding Fire Chief memo/requirements, need for access road, 18 foot acceptable. Sheppard also reviewed comments from Spicer memo dated September 3, 2020 regarding watermain, sanitary sewer and storm water.

Jason Goff, WTA Architects, 100 S. Jefferson, Saginaw MI addressed the Planning Commission. Application for signage that will be submitted. Goff explained that adjustments can be made to road access. Goff asked for site plan approval pending approval from all authorities.

Reder questioned contact with Consumer's Energy-utility companies, regarding requirements, moving service.

Goff explained that it will be an ongoing process with the utility companies throughout the project.

Meier questioned landscaping, size of trees and visibility of fire trucks (Midland Road and Three Mile Road); questioned snow removal—where the snow would be stacked if there is a lot of snow.

Goff provided a response to each of Meier’s questions. Goff asked for approval of site plan pending final engineering documentations, submission of signage plan and review of landscaping needs.

Jackson also suggested that a fence be allowed to be landscape and buffered on the western property line in lieu of the required landscaping.

Bellor questioned if the building will have a sprinkler system.

Goff stated that sprinklers will be added to the new building, new waterline is being installed to support sprinkler system. No sprinklers will be added to the Township Hall.

Motion by Meier, supported by Shabluk to approve site plan for remodeling to the existing Fire House Station with the following conditions: Fire lane to the West of the building be constructed to a minimum of eighteen (18) foot width; that the engineer review comments be addressed to the satisfaction of the engineer as outlined in his September 3, 2020 correspondence; that this correspondence includes review and approval by the Bay County Road Commission and Bay County Drain Commissioners office; that the applicant file a separate sign application for an administrative review and approval; that the Planning Commission approves that the fence on the western boundary line may serve as a screening in lieu of a landscaped buffer strip; and finally that the Applicant submit a conforming plan that addresses all of these conditions including any conditions remaining in the engineering review as well as approval letters from the Road Commission, Drain Commission and reflect the minimum drive isle to the west of building.

Roll call vote:

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

No: None

Absent: Campbell

Motion carried

Motion by Reder supported by Bellor to adjourn.

Motion carried.

Meeting was adjourned at 4:11 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp