

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
February 2, 2021

The meeting was called to order by 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. Walsh, J. Meier, C. Schweitzer,
E. Rosenbrock

Members absent: None

Motion by Campbell seconded by Shabluk to adopt the agenda as presented with the addition of discussion of having the Township Attorney, Planner and Engineer at Planning Commission meetings.

Motion carried

Motion by Walsh seconded by Meier to approve the minutes of the January 19, 2021 special meeting.

Motion carried

Public Input

Chairman Bellor opened public comment at 7:05 pm.

Ben Paul would like to open a coffee/food truck. He is interested in purchasing a parcel on the corner of Euclid and Salzburg Road. Paul asked Bellor about temporary structures, hours of operation and length of permits.

Bellor told Paul, to the best of his knowledge that he can operate for eight (8) hours a day, it does not have to be continuous, and the duration of the use is for less than six (6) months.

Paul asked Bellor if he owns the property, would he have to get another permit for an additional six (6) months if they owned the property?

Bellor said he was “unsure” and suggested Paul contact the Monitor Township office for more information.

Bellor asked the commission if Mark Norton from Spicer Group could speak during public input regarding the possible rezoning of parcels located near the industrial park.

Commissioners agreed to move Norton’s consideration to public input.

Norton addressed the commission regarding the rezoning of parcels East of Fabiano Brothers. The parcels are currently zoned agriculture. They have applied for a grant in conjunction with Bay Futures (Trevor Keyes) for a total of 192 acres next to the industrial park. Two (2) different layouts with infrastructure sketches are being completed.

Bellor suggested Norton provide drawings and additional information for the planning commission.

Schweitzer questioned if the current property owners have been contacted and are interested in selling.

Norton replied, "Yes"

Rosenbrock mentioned the Enbridge line 5 location and their need to consider this.

Bellor provided input.

Meier questioned the DDA operations.

Schweitzer stated that the DDA has not sunset as proposed several years ago, but rather is operating under a different structure regarding tax captivations.

Keyes also provided additional information regarding the DDA.

Schweitzer questioned the status of Mackinaw Road renovations.

Campbell asked Walsh further about the Enbridge line.

Bellor closed public input at 7:27 p.m.

Site Plan Review
09-100-K10-003-00
100 E. Grove

Motion by Campbell, supported by Rosenbrock to table the site plan review until March 2, 2021 meeting.

Motion carried

Public Hearing
09-100-008-100-035-06
3567 7 Mile Road
Accessory Building Waiver

Joe Fluty 3567 7 Mile Road, provided review of his request for accessory building waiver for an additional 236 square foot because the structure exceeds the maximum permitted.

Walsh questioned if the intent was to enclose this addition.

Fluty responded, “Yes”

Meier questioned if this was still considered a lean-to if it will be enclosed.

Rosenbrock stated the overall issue is in regard to the excess size, 236 square feet over the maximum allowed.

Motion by Walsh, supported by Shabluk to approve the waiver for 3567 7 Mile Road contingent on all fees being paid, all permits obtained and the recommendations of the letter dated January 26, 2021 by McKenna, are followed.

Roll call vote:

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

No: Meier

Absent: None

Motion carried

Bellow addressed the commission and stated that there are several changes planned for the commission for 2021, specifically regarding the presence of the Attorney, Planner and the Engineer. There are also training opportunities being planned. Bellow told the commission that “this is something the Township wants us to try, to be a cost savings thing and so on.”

Schweitzer provided her opinion regarding the absence of these professionals. The Engineer and Planner typically provide written opinions regarding issues at hand and therefore may not be required to attend. The Attorney, however, often provides input, opinions, guidance, etc., related to matters that is valuable to the commission and the meetings.

Campbell agreed with Schweitzer.

Shabluk told the commission that she has been watching other Township meetings across Michigan and they have one professional attending meetings, but not three. Shabluk said she sees value in having a professional at the meetings.

Meier agreed with Schweitzer. He asked Walsh if the Board of Trustees is aware of this action to eliminate the Attorney, Planner and Engineer from Planning Commission meeting?

Walsh replied, “No, not that I am aware of, no” Walsh continued to say “it is not up to the Board of Trustees.”

Meier asked if the commission needed to make a motion or make a request to Bellow that the Planning Commission requests Attorney Sheppard to attend the meetings.

Rosenbrock said he supports Meier’s request.

Bellow stated it was up to Walsh to relay that request to the Board of Trustees.

Meier explained to Bellor that Walsh said the Board of Trustees does not know about this new change regarding the Attorney, Planner or Engineer- not attending the Planning Commission meetings.

Bellor told the commission, that under the new Supervisor, there now will be committee reports at every Board meeting. Walsh is to give a report on Planning Commission meetings. It is now up to Walsh, to take it to the Township Supervisor, and share information with the rest of the Board members.

Motion by Meier, supported by Rosenbrock, to have Walsh report back to the Supervisor that the commission members request Sheppard attend the meetings going forward.

Roll call vote:

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

No: None

Absent: None

Motion carried

Motion by Campbell supported by Rosenbrock to adjourn.

Motion carried.

Meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp