

CHARTER TOWNSHIP OF MONITOR
SPECIAL PLANNING COMMISSION MEETING
January 19, 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

Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner, J. Wheeler Engineer

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

Motion carried

Motion by Campbell seconded by Meier to approve the minutes of the December 1, 2020 regular meeting.

Motion carried

Public Input

Chairman Bellor opened and closed public comment at 7:02 pm.

Dave Butler, Great Lakes Bay Health Center, 3884 Monitor Road, addressed the commission regarding their request. Currently using tents and looking for a permanent building for staff and participants. There is adequate space for a permanent building-cars will access off of 3 Mile Road, and exit on to Monitor Road. The use of the facility will be for COVID testing, vaccinations and possibly additional services and/or storage for migrant program.

Greg Vasold, Wobig Construction stated they are ready to begin as soon as approval is given.

Bellor closed public input at 7:08 p.m.

Items for Consideration

09-100-012-300-090-01

3884 Monitor Road

Great Lakes Bay Health Center

Site Plan Review

Meier questioned signage plans.

Jackson provided input regarding directional signage; they will need to provide more detail when they obtain a permit.

Meier questioned floor drainage, item #3 on Kibbe report.

Wheeler said on the architectural plan there are six floor drains being shown but on the civil plan they are none shown. He said that is a question for the applicant and engineer.

Campbell questioned the drive and the ability to support fire trucks.

Bellor stated they will need to comply with the requirements of the Road Commission as adopted by the Township.

Bellor questioned if there is a need for a key box or address numbers visible to the road.

Meier said there currently is a knox box for the first building, but it was not reference for the new building.

Sheppard addressed the intended use of the building beyond testing, vaccinations, etc. He told the Commission that if they are going to use the building for storage, everything that has been presented is ok. The building inspector can give the applicant a 180-day exception to allow a porta potty that is vented to the outside for the workers. However, if they are going to do anything with the building beyond the 180-days or beyond Dave DeGrow's permission, they may want to consider what type of facility they would put in that building. With that in mind, the applicant may want to lay some drain pipes and water lines, only if they use it for human occupation.

Butler told the Commission that he would like to rough in a bathroom, so if they do decide to use the building for something other than storage, the plumbing would be roughed in. Butler stated they will rough in a bathroom and will alter plans to show this.

Motion by Shabluk, supported by Walsh to approve site plan on the condition that all criteria specified by the engineer, including the floor drain and separator if necessary and where it will be drained to, be shown on the plan. Also, to construct a drive that will support the weight of fire apparatus as written by the Fire Department review letter dated January 15, 2021. The final plan must also include the rough in of the bathroom and show stubs outside of the building for water and utility connections. The amended plan must be approved by the Planner, Engineer and Fire Department before an occupancy permit is issued.

Roll call vote:

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

No: None

Absent: None

Motion carried

Motion by Campbell supported by Schweitzer to adjourn.

Motion carried

Meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp