

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
April 6, 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
Members absent: E. Rosenbrock-excused
Also present: R. Sheppard, Attorney

**Motion by Campbell, supported by Meier to adopt the agenda as presented.
Motion carried**

**Motion by Meier supported by Campbell to approve the minutes of the March 2, 2021
regular meeting.
Motion carried**

Public Input

Chairman Bellor opened and closed public comment at 7:03 pm with no one present, wishing to speak.

Items for Consideration

Site Plan Review

09-100-K100-003-003-00
100 E. Grove

Marcus Bennett of 100 E. Grove made comments regarding Kibbe review. He said he needs to contact MDOT for approval and provide a copy of the approval to the Township.

Bennett agreed to comply with all the recommendations from Kibbe and McKenna review letters dated April 5, 2021 and March 31, 2021.

Motion by Bellor, supported by Campbell to approve the site plan with stipulations specified by Kibbe and McKenna from review letters dated April 5, 2021 and March 31, 2021, and recommendations to evaluate drainage and provide information to building inspector, furnish approval documentation from MDOT to the Township before any use can occur.

Roll call vote:

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

No: None

Absent: Rosenbrock

Motion carried

Site Plan Review

09-100-037-200-660-00

912 S. Euclid

Tracy Robertson would like to open a medical facility at 912 S. Euclid and is looking for approval from the Planning Commission to do so. The plan is to use the existing structure and remodel the interior.

Meier reviewed the letter from the Fire Department regarding the location of the fire hydrant. The closest hydrant is across the street which is not preferred.

Captain Joe Baker, Monitor Township Fire Department, told the commission he was unable to measure the distance between an existing fire hydrant and the main building, due to a staffing issue.

Sheppard told the commission that the site plan could be approved with the condition that the existing hydrant is within 450 foot from the building or the consideration could be tabled until an exact measurement could be taken. Sheppard explained to the commission that no one overrules the Fire Department on hydrant placement, the Fire Department is the sole decision maker on hydrants.

Campbell reviewed the recommendations from McKenna and asked Robertson about the items listed.

Sheppard told the Planning Commission that an administrative review of signage needs to be completed to be sure it is in compliance with the ordinance.

Robertson told Sheppard that the sign will be refaced, not taken down and replaced.

Robertson told the Planning Commission that all the recommendations from the Engineer and Planner are being addressed and signage will be taken care of once she and her partner take ownership of the building.

Motion by Schweitzer, supported by Shabluk to approve the site plan, contingent on compliance with recommendations by Kibbe and McKenna review letters dated March 30 and 31, 2021 and Fire Department review letter dated March 25, 2021, prior to building permit being issued.

Roll call vote:

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

No: None

Absent: Rosenbrock

Motion carried

Public Hearing

Special Use & Site Plan Review

09-100-037-200-750-00

1300 S. Euclid

Theresa Spurr, Euclid Veterinary explained the intent of the project. She told the Commission that there will be two buildings, a veterinary clinic and a luxury boarding/enhanced pet daycare building. Potential for sixty (60) dogs, ten (10) employees at full capacity. Boarding will be inside with an outside area for the animals to eliminate.

Sheppard provided input regarding the special use of this proposed project, specifically if this is truly a kennel/boarding facility therefore, not having the amount of land required, and if this is an appropriate location for the facility they are proposing.

Commission member had several questions/comments regarding the facility, use, animal and employee capacity, etc.

Motion by Meier, supported by Campbell to grant special use permit finding that the boutique boarding is consistent with other commercial usage in the commercial zone, which is permitted in section 9.03 Ordinance 67, compliance with all recommendations by Kibbe and McKenna review letters dated March 30 and 31, 2021, also that the applicant shall meet condition imposed by the Building Official to maximize soundproofing to protect area residents.

Roll call vote:

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

No: None

Absent: Rosenbrock

Motion carried

Motion by Walsh, supported by Bellow to approve site plan as submitted contingent on approval by Bay County Drain Commission.

Roll call vote:

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

No: None

Absent: Rosenbrock

Motion carried

Communications

Shabluk acknowledged receipt of Communications.

Motion by Campbell supported by Shabluk to adjourn.

Motion carried.

Meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp