

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
July 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; J. Jackson, Planner; J. Wheeler, Engineer, D. Rochow, Zoning Administrator; D. Degrow, Building Inspector, Fire Chief J. Kramer, Terry Spencer, Supervisor

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

**Motion by Campbell supported by Meier to approve the minutes of the June 1, 2021 regular meeting.
Motion carried**

Public Input

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

Items for Consideration

Site Plan Review

09-100-038-200-710-00

Michigan Sugar

2600 S. Euclid

Warehouse addition

John Boothroyd, Michigan Sugar, addressed the Commission regarding the request and provided additional information regarding the project, parking, additional staffing etc.

Jackson provided his review of the request. Clarification for parking needs, need for details from an architectural aspect, lighting plan, building height (clarification of zoning ordinance-45' height vs 35' height in a I2 zone)

Sheppard responded regarding height intent, he was not sure if this was a typographical error or not.

Campbell felt that this is simply an error and intent is to allow 45' height.

Wheeler provide input as outline in his letter dated June 29, ~~2120~~. 2021.

Campbell asked Jackson if all his issues have been addressed.

Jackson responded, “Yes”

Motion by Walsh, supported by Campbell to approve the site plan with the understanding the at typographical error occurred in the Ordinance – maximum building height is 45’ and not 35’ as written.

Roll call vote:

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

No: None

Absent: Rosenbrock

Motion carried

FOR DISCUSSION

09-100-034-200-030-07

5564 S. Four Mile

Deck defined as structure, Ordinance 67-A Section 3.27

B. Toporski, through a written letter to the Commission, would like to build an accessory building on his property. He was told by the Zoning Administrator, D. Rochow, that the accessory building proposed is located too close to his existing pool deck. Toporski is looking for the Townships definition of a deck. Is it a structure or dwelling?

DeGrow, Monitor Township Building Inspector, provided his opinion regarding the definition of structure. He suggests changing the definition to dwelling rather than structure.

Walsh questioned if the pool is considered a structure.

DeGrow responded, “Yes, the pool is a structure”

Sheppard also provided input regarding the definition of structure. Meier questioned the need for a public hearing if the definition of structure changes.

Sheppard responded, “Yes” and explained to the Commission members, any change to the existing Ordinance will take three to six months to be approved.

Discussion ensued among member regarding alternatives regarding the placement of the proposed accessory building.

Motion by Bellor, supported by Walsh that Ordinance 67-A, Section 3.27 (Section IV), to eliminate the last column of the Residential Accessory Building Conditions and Requirements, “From Any Other Structure (except pools)”

Roll call vote:

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

No: None

Absent: Rosenbrock

Motion carried

RECONSIDER SITE PLAN

09-100-037-400-050-02

1600 S. Euclid

Site Plan

Sheppard provided a review of his letter dated June 22, 2021.

Chief Kramer gave an update regarding the waterline to support the fire hydrant and the opinion of the consultant reviewing the requirements, the addition of hydrant off of Clover Lane. Three hydrants, (one new and two on Euclid) should provide enough pressure to fight a fire, however it would be challenging because of the need to shut down Euclid. The main concern is water pressure, even if additional hydrants are added.

Sheppard explained that the site plan is conditional on Miller winning the legal suit with Jones. A new site plan will have to be submitted for approval, if Miller does not prevail.

Sheppard needs to review easements, maintenance of utilities, access to hydrant, and will work with Ms. Ross on any other concerns.

UNFINISHED BUSINESS

For discussion, possible amendments to Ordinance 67

1. Accessory building waivers
2. Lot sizes
3. Setbacks
4. Gazebo's as accessory buildings
5. Breezeway attaching garage to home

Bellor, Meier, Campbell and Schweitzer are not in favor of granting waiver.

Shabluk feels we should allow waivers until the remaining issues are addressed, along with lot size, setback, accessory buildings, etc.

Walsh agreed with Shabluk.

Sheppard responded that the Planning Commission should review the memo from Jackson, dated June 30, 2021, regarding the ordinance issues.

Motion by Bellor, supported by Walsh to recommend Jackson, Planner and DeGrow, Monitor Township Building Inspector to work together on a revised language/criteria to section 3.27 of Ordinance 67-A and present it at the August 3, 2021 Planning Commission meeting.

Roll call vote:

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

No: None

Absent: Rosenbrock
Motion carried

Communications

Shabluk acknowledged receipt of Communications.

**Motion by Schweitzer supported by Campbell to adjourn.
Motion carried.**

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp