

CHARTER TOWNSHIP OF MONITOR  
SPECIAL PLANNING COMMISSION MEETING  
September 1, 2021

The meeting was called to order by Chairman Jim Bellor at 4 p.m.

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, A. Shabluk, B. Walsh, J. Meier  
Members absent: E. Rosenbrock-excused, C. Schweitzer-excused  
Also present: R. Sheppard, Attorney, J. Jackson, Planner, J. Wheeler, Engineer

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

**Motion by Meier supported by Campbell to approve the minutes of the August 3, 2021  
regular meeting.  
Motion carried**

**Public Input**

Chairman Bellor opened and closed public comment at 4:03 pm with no one present wishing to speak.

**Items for Consideration**

**Site Plan Review**

09-100-V07-000-020-00  
1311 Straits Drive  
SK Siltron

John York, Jr. Engineer, CDI Engineering Solutions spoke to the Commissioners and gave a review of the project for SK Siltron at 1311 Straits Drive.

Bellor told York that additional approval is needed from the DDA (Downtown Development Association) because the parcel is part of the DDA subdivision.

Sheppard explained that the parcel is part of the Tech Park Owners Associations, which operates DDA under the Township. Approval is needed from Monitor Township as well as the DDA.

Representatives from CDI Engineering told the Commission that a meeting is scheduled with them on September 3, 2021.

Wheeler, reviewed the SK Siltron site sketch plan submitted. Wheeler explained that much more detail is needed before any approval can be given as written in a letter dated August 31, 2021.

Jackson gave a review of site sketch plan submitted. Jackson also stated that the plan lacked detail and a complete site plan will need to be submitted. A detailed letter dated August 31, 2021 gives a recommendation of items that were reviewed and need to be addressed as follows:

- Parking requirements
- Utilities clearly labelled on site plan and screened from public view
- Landscape plan requirements for screening and greenbelts
- Lighting plan
- All comments received from Township Building Department, Fire Department and County and State Agencies as necessary.

Wheeler added that the wetland boundary on the map used by CDI, may not be accurate and should be reviewed.

Sheppard said if a sub-station is going to be added, it should be included and labeled on the prints as well.

Discussion continued among the members.

Meier asked about the size of the building.

Representatives of CDI replied, “just over 100,000 square feet”

Fire Chief told Planning Commission that after the final prints are approved, it will take ten (10) days for approval from FSCI, a third-party plan review service for the requirements of fire suppression systems.

**Motion** by Meier, supported by Walsh to table the site plan review to a special meeting that will be scheduled for the week of September 20, 2021.

**Roll call vote:**

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

No: None

Absent: Rosenbrock, Schweitzer

**Motion carried**

**Motion by Walsh, supported by Campbell to adjourn.**

Meeting was adjourned at 4:35 p.m.

Respectfully submitted,

Amy Shabluk, Acting Secretary for  
Connie Schweitzer  
Secretary  
AS/djp