

CHARTER TOWNSHIP OF MONITOR
SPECIAL PLANNING COMMISSION MEETING
September 22, 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, J. Meier, E. Rosenbrock,,
C. Schweitzer

Members absent: R. Walsh-excused

Also present: J. Ebel, Attorney, J. Jackson, Planner, J. Wheeler, Engineer, D. DeGrow,
Building Inspector

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

Motion carried

**Motion by Meier supported by Campbell to approve the minutes of the September 1 & 7,
2021 regular and special 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

Jackson gave a review of the proposed project and his recommendations from a letter written September 20, 2021 to the Planning Commission.

Richard Gross, Capital Project Manager, SK Siltron, responded to Jackson's review.

Gross said wetland mitigation study on wetland issues to be completed soon; planning on 200 parking spaces to satisfy needs as well as ADA compliance; building height needs to be addressed; agrees to supply landscape plan asap; need to get foundation in place before frost sets in.

Wheeler reviewed his letter to Planning Commission dated September 20, 2021. The review addressed the following issues—parking issues, wetlands, power provided by Consumers Energy, water main issues and easement.

Bellor provided information from the Fire Chief regarding the project and requirements from an email dated September 20, 2021.

Gross asked what it would take to begin digging for the foundation. When will the Township support this to allow them to begin?

Bellor commented that the Planner and the Engineer recommend approval pending SK Siltron Special Use public hearing, and meeting all recommendations within their memos.

Campbell questioned SK Siltron regarding this being a 4-year project, yet their intent to have the building completed soon.

Gross responded, "this project is very infrastructure heavy and needs to be completed asap, yet most of the building will remain vacant for the next couple of years."

Campbell asked Gross about their current location on 11 Mile Road.

Gross explained that business will continue to operate at the 11 Mile location.

Meier questioned Gross regarding the power requirements and Consumer's ability to provide what is required and the Townships obligation.

Motion by Meier, supported by Campbell to approve the site plan, subject to recommendations specified by the Attorney, Kibbe, McKenna and Fire Chief John Kramer, from review letters dated September 20, 2021, and furnish approval documentation regarding wetland mitigation study to the Township before any use can occur.

Roll call vote:

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

No: None

Absent: Walsh

Motion carried

Communications

Shabluk acknowledged receipt of Communications.

Motion by Schweitzer supported by Rosenbrock to adjourn.

Motion carried.

Meeting was adjourned at 4:30 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp