

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
December 7, 2021

The meeting was called to order by Chairman Jim Bellor at 7 p.m.

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, A. Shabluk, B. Walsh, J. Meier
E. Rosenbrock, C. Schweitzer

Members absent: None

Also present: R. Sheppard, Attorney, J. Gornoflo, Planner, J. Wheeler, Engineer,
T. Spencer, Supervisor

Motion by Walsh, supported by Rosenbrock to adopt the agenda as presented.

Motion carried

Motion by Campbell supported by Shabluk to approve the minutes of the November 2, 2021 regular meeting and November 2, 2021 joint 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-K10-002-008-00

102 W. Grove Street

Tim Williams

Williams distributed the responses to the Kibbe review dated November 30, 2021 and explained those responses to the commission.

Sheppard commented on the parking spaces allowed and that the Road Commission denied parking in the right of way explained from an email dated November 10, 2021.

Gornoflo provided input on the request, review dated November 30, 2021. He provided recommendations and identified the deficiencies (no landscape plan, buffer strip, exterior lighting, etc.) Requested architectural plans that reflect second floor of the building. Gornoflo recommends this being tabled to allow the applicant time to provide a revised site plan addressing outstanding items which were also addressed in the review dated November 30, 2021.

Meier commented on the prior approval when overhead doors were added and the fire lane allowance.

Sheppard provided comment; use has changed from what was previously proposed and approved.

Williams should provide narrative regarding the proposed BBQ operation.

Wheeler provided input and acknowledged that Williams responded to the engineering review.

Wheeler told the commission that corrections need to be shown on the site plan.

Bellor recommended tabling the request until more information can be obtained and proper drawings are provided.

Supervisor Spencer asked if there are any considerations that can be made to allow Williams to move forward with the project.

Sheppard provided input and recommended not allowing a phased approach to this project and not using conditional approval as there would be too many conditions to list.

Motion by Walsh, supported by Shabluk, to table this request to allow the applicant to work with the planner and engineer to see if all conditions on the recommendations can be met.

Roll call vote:

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

No: none

Absent: none

Motion carried

ITEMS FOR DISCUSSION

09-100-012-400-050-00

3868 Two Mile Road

Possible Rezoning

Mike Samborn-All Star Real Estate, explained his request to have this parcel rezoned, from R3 to commercial, and asked for an opinion from the commission. The intent is to build storage units. A site plan will be completed if the rezoning is possible.

Sheppard provided input regarding what the applicant would need to do. Sheppard also explained that this request for rezoning request does not comply with the Master Plan. The possible need for a fire hydrant was also discussed.

Gorenflo also provided input regarding tying into Traxler Court for traffic flow.

Motion by Rosenbrock, supported by Schweitzer to allow Sheppard to publish public hearing for February 2022 regarding rezoning of this property if the application and the fee are submitted in a timely manner.

Roll call vote:

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

No: None

Motion carried

Communications

Campbell acknowledged receipt of Communications.

Motion by Schweitzer supported by Shabluk to adjourn.

Motion carried.

Meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp