

CHARTER TOWNSHIP OF MONITOR  
PLANNING COMMISSION MEETING  
February 1, 2022

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

The Pledge of Allegiance was recited by all present.

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

Members absent: None

Also present: R. Sheppard, Attorney, J. Gorenflo, Planner

**Motion by Schweitzer seconded by Campbell, to adopt the agenda as presented with the addition of electronic signage ordinance review.**

**Motion carried**

**Motion by Campbell, seconded by Rosenbrock to approve the minutes of the regular meeting January 4, 2022 with the correction on page four (4) within the motion by Rosenbrock, “supported by Schweitzer” was added.**

**Motion carried**

**Public Input**

Chairman Bellor opened and closed public comment at 7:03 pm.

Nikkie Ross addressed the Planning Commission regarding electronic signage and that this type of signage is current/commonly used. She urged Planning Commission to consider changing the ordinance regarding electronic signs.

**Items for Consideration**

09-100-011-400-030-00

3900 S. 3 Mile Road

Rev LNG, LLC

**Special Use/Site Plan Review**

**Set Public Hearing for March 1, 2022**

Steven Wilkinson, representatives for Rev LNG, informed the members of the intent of this project. Their goal is to be operational by September 2022. The process converts farm waste to natural gas.

Gorenflo provided input regarding the special use application and site plan from a McKenna memo dated January 24, 2022.

Walsh questioned special use permit, landscaping requirements from the original approved special use.

Sheppard responded that this expansion needs to be brought into compliance based on today's standards.

Gorenflo agreed.

Rosenbrock asked if Three Mile Road was an all-weather road, and if they had contacted Bay County Road Commission.

Wilkinson told the members he has been in contact with the Road Commission and will have a letter before the next meeting.

**Motion** by Shabluk, supported by Walsh to set public hearing for Special Use review at the March 1, 2022 Planning Commission meeting.

**Roll call vote:**

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

No: None

Absent: None

**Motion carried**

09-100-012-100-050-00

3868 2 Mile Road

Michael Samborn

**Rezoning**

**Set Public Hearing for March 1, 2022**

Gorenflo had no questions for Mike Samborn, the applicant.

Sheppard provided input regarding this request, and explained to Samborn that draft site plan prints should be provided for the project.

Campbell asked how many storage buildings are proposed.

Samborn explained that there will be four (4) drive up storage buildings. Samborn responded and reviewed drawings with the members.

Meier asked about fire hydrants.

Sheppard responded that this would be discussed/reviewed during site plan review

Sheppard explained to the members that rezoning needs to be approved first, before special use and site plan could be approved.

**Motion** by Schweitzer, supported by Meier to set public hearing for rezoning parcel from R3 to Commercial, March 1, 2022 Planning Commission meeting.

**Roll call vote:**

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

No: None

Absent: None

**Motion carried**

### **Electronic Signs**

Bellow explained that the Board of Trustees referred an individual to the Planning Commission regarding amending/changing the ordinance regarding electronic signs.

Sheppard gave a review of the current ordinance and provided suggestions on how this could be changed.

Walsh commented on the current ordinance and issues that have been brought up to the Trustees.

Rosenbrock mentioned that he talked with the sign company that attended the Board of Trustee meeting in January, and gave input regarding day/night lumens and the sign boarder.

Sheppard stated that the frame size counts when considering the overall size of the sign.

Gorenflo commented that he is finding inconsistencies within the sign ordinance, definitions, size requirements/limitations, etc. He asked for input from the Planning Commission and Board of Trustees for more direction as to what needs to be addressed. He explained that content neutral needs to be considered and issues that could be raised regarding sign content.

Gorenflo suggested to review Williamston Township sign ordinance.

Meier asked if Monitor Township has had many issues/requests for sign that would not comply with the ordinance.

Sheppard responded, "Yes, there have been a lot of variances sought from Zoning Board of Appeals, .....a lot of illegal signs put up that are too big, oversized and over 32 square feet"

Harrold Miller commented on typical signage sizes, and what is commonly used.

Gorenflo provided additional input.

Gorenflo recommended that he review the signage ordinance in totality and come back to the Planning Commission with recommendations.

Shabluk asked if it would include billboards.

Sheppard said, "Yes"

Shabluk asked if Planning Commission should review Bangor Township ordinance so there would be consistency between Bangor and Monitor Township.

Sheppard explained that public notice is required for a public hearing and is required for any change to the ordinance. April or May 2022 Planning Commission meetings would work within the deadline of publication.

### **Reports**

#### **Policy discussion, McKenna Memo January 25, 2022**

Gorenflo reviewed McKenna memo dated January 25, 2022.

Sheppard commented on attached garages/detached accessory buildings.

Discussion continued among members, Gorenflo and Sheppard.

Bellor questioned who will enforce fence requirements. Bellor feels there could be problems with fences in the front yard.

Meier commented property lines and issues that there could be regarding property lines and fences.

Gorenflo commented that the front yard fencing is intended for residential district primarily.

The language was approved as presented, by all members, regarding fences.

### **Shipping Containers**

#### **Shipping Container Regulations, McKenna Memo January 25, 2022**

Gorenflo review McKenna memo dated January 25, 2022 regarding shipping containers that was compiled from other townships and cities regarding shipping containers. He provided information on a standalone ordinance.

### **2021 Annual Report and 2022 Work Plan, McKenna, January 27, 2022**

Gorenflo presented the 2021 Annual Report. The report was an encapsulated view of what the Planning Commission had accomplished during 2021.

Gorenflo presented the 2022 Planning Commission Work Plan. Gorenflo proposed several different projects that Planning Commission may try and accomplish.

### **Added to Agenda by J. Bellor**

**09-100-023-100-240-00**

**4537 S. Four Mile**

**Memo dated January 24, 2022 from Assessing to Terry Spencer**

Bellor questioned the land split issue that was presented.

Sheppard provided input regarding the request.

Sheppard explained, if the parcel is split the way the owner is proposing, that would leave the primary property with less than required frontage for a non-sewer property. The ordinance would have to be modified to eliminate the minimum width requirements in order to allow this to happen. Zoning Board of Appeals could possibly grant a variance under certain conditions, however this does not meet the zoning ordinance for approval, because it is a self-imposed hardship.

Sheppard continued, “Contrary to what the memo states, the land division does not comply with our land division ordinance, because our land division ordinance states it has to comply with our zoning ordinance for approval and it does not.”

**Motion** by Walsh, supported by Bellor for 4537 S. Four Mile land division request to go to Zoning Board of Appeals for consideration.

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

No: None

Absent: None

**Motion carried**

Campbell questioned the Him Properties memo that was part of Communications.

Sheppard responded that there still is an active suit with the Township. There are multiple issues that still need to be resolved.

### **Communications**

**Shabluk acknowledged receipt of Communications.**

**Motion by Schweitzer supported by Shabluk to adjourn.**

**Motion carried.**

Meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Amy Shabluk  
Acting Secretary  
AS/djp