

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
April 5, 2022

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

The Pledge of Allegiance of the United States of America was recited by all present.

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

Members absent: None

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

**Motion by Schweitzer seconded by Campbell, to approve the agenda as amended to add
warehousing under the Reports section.**

Motion unanimously carried

**Motion by Campbell, seconded by Walsh to approve the minutes of the regular meeting
March 1, 2022.**

Motion unanimously carried

Public Input

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

CONSIDERATIONS

09-100-037-400-030-01

1500 S. Euclid

Prime Brothers/Mark Hugo, Contracting

Site Plan Review

Mark Hugo, Mark Hugo Contracting-provided input regarding the hydrant requirement, location of existing fire hydrant, access road, sprinkler requirements etc.

The intent of the addition, Hugo explained, is to store additional product that would be readily available for customers.

Discussion continued.

Gorenflo provided comments regarding his review, McKenna memo dated March 31, 2022. Most of the requirements have been met with the contingency regarding clarification on and thru the property for emergency vehicles. Current site plan does comply with the ordinance, and approval is recommended.

Wheeler offered comments regarding his review from Kibbe & Associates memo dated March 31, 2022, which included:

1. Site plan is short a few parking spaces, it is recommended that they take a look at the entirety of the property, not just the addition.

2. Dumpster location does not show enclosure.
3. No grades are shown regarding drainage.
4. No letter from the Drain Commission.
5. Clarification on water/sewer system.
6. Bollards are recommended at the door.

Wheeler explained that if the new fire line is brought in, the existing underground utilities are not clearly defined on the print.

Wheeler recommends approval; however, fire hydrants are an issue.

Sheppard commented regarding his memo dated March 18, 2022, explaining this proposed site plan may require special use permit due to the closeness to the property line. He told the members that this would be a perfectly good addition, but it may require a special use permit to expand a non-conforming structure, because the existing building is too closed to the lot line.

Motion Bellow, supported by Shabluk to table site plan review until all concerning issues are addressed.

Roll call vote:

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

No: None

Absent: None

Motion carried

Harold Miller asked Bellow if he could address the commission.

Bellow asked the members if they had any concerns with Mr. Miller's request.

All members responded, "No"

Miller asked the members, "Why is it, all the decisions seem to be based on the Fire Chief and his happy ass is never here?"

Bellow said, "He is on vacation"

Miller replied, "I don't care if he is on vacation or not, he could have a representative" Did you ever notice that, all the decisions..... all the things I go through always have something to do with the Fire Chief, why is he never here? Why can't he be here?"

Bellow explained, "Couple ways you can look at it, he is on vacation. It might not be part of his job description.....there may be a lot of variables." "Comments are on record; therefore, it is just as good as him, (Chief Kramer) sitting here in a chair"

REPORTS

Chapter 15 Signs review-McKenna memo March 31, 2022

Section 2.85 Sign definitions-McKenna memo March 31, 2022

Discussion between Bellor and Gorenflo regarding the documents he presented from his memo dated March 31, 2022.

Bellor asked Gorenflo to prepare a document outlining each section, what is being proposed, comparison to current ordinance. The intent is to get revisions to the commission for review next month and set public hearing for June 2022.

DeGrow distributed materials regarding the zoning ordinance and areas of concern, may need changes from Building Official to Zoning Administrator; in many cases the Building Official done not have authority.

DeGrow identified several sections that need consideration for change.

Sheppard commented on warehousing and distribution; special use permit requirements.

DeGrow also provided comment.

Sheppard suggested we amend language regarding warehousing and removal of prohibition of distribution.

Motion by Walsh, supported by Shabluk to amend the ordinance to delete non-distribution from the special use permits for warehousing in the commercial zone and add it to the public hearing with the other amendments.

Roll call vote:

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

No: None

Absent: None

Motion carried

Communications

Campbell acknowledged receipt of Communications.

Motion by Walsh supported by Schweitzer to adjourn.

Motion carried.

Meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp