

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
MAY 3, 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, B. Walsh, J. Meier, R. Rosenbrock, C. Schweitzer
Members absent: A. Shabluk (excused)
Also present: R. Sheppard, Attorney, J. Gorenflo, Planner

Motion by Meier seconded by Schweitzer, to adopt the agenda as corrected with the addition of public input at the end of meeting.

Motion unanimously carried

Motion by Schweitzer, seconded by Campbell to approve the minutes of the regular meeting April 5, 2022.

Motion unanimously carried

Public Input

Chairman Bellor opened and closed public input at 7:03 pm with no one wishing to speak.

Items for Consideration

09-100-K10-002-008-00

102 W. Grove

Tim Williams

Site Plan Review

Tim Williams, owner was not in attendance.

With a number of issues still outstanding. **Motion** by Bellor, supported by Meier to table the consideration.

Motion carried.

Williams arrived at 7:06 pm.

Motion by Campbell, supported by Rosenbrock, to go out of order from the agenda and discuss the Site Plan Review for 120 W. Grove.

Motion unanimously carried.

Gorenflo gave his review of the request, memo dated April 26, 2022. There are a number of outstanding issues that need to be addressed before approval. He also noted Wheeler-Engineer had same issues.

Campbell question parking and circulation table under standard requirements in ordinance (street parking)

Walsh questioned Williams regarding the status of this project given the requirements discussed.

Williams affirmed that he is committed to this project.

Rosenbrock question if this should be considered a PUD.

Sheppard said, “Yes, but it would have to start at the beginning”

DeGrow questioned if the warehouse can have an office in it.

Sheppard replied, “Yes”

Bellor said there are no requirements by the Road Commission for street parking during the winter months.

Bellor mentioned the review by Wheeler. Many issues mirror those of Gorenflo. There are a number of outstanding issues in Wheeler’s review, many of which have been addressed in the past but not answered, responded to or corrected.

Motion by Schweitzer, supported by Campbell to table this until all outstanding issues can be addressed.

Roll call vote:

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

No: None

Absent: Shabluk

Motion carried

Reports

Gorenflo commented that each amendment is addressed individually so it can be presented to the Board for review/approval.

Sheppard gave his review on how this will be presented to the Board so they can easily see the proposed changes to each amendment. He also reviewed the process in amending the ordinance.

Gorenflo provided input regarding the suggested changes for the sign ordinance. He continued to discuss the proposed signage for the Township Hall and implications of the ordinance change. One option is to rezone the Township Hall/property to Commercial rather than Residential.

After the discussion, the Commission agreed to propose rezoning the Township Hall/property and move forward with signage amendment as presented.

Commission unanimously agreed to conduct a Public Hearing June 7, 2022, and move the proposed amendments to the Board for review/approval.

Communications

Bellor commented on the communications by Bay County Drain Commissioner.

Bellor gave an update on SK Siltron project.

Public Input

Chairman Bellor opened public input at 8:25 pm.

DeGrow commented on the amount of work that went into reviewing and proposing changes to the ordinance. He said he hopes the Board of Trustees realize this.

Public input closed at 8:27 pm.

**Motion by Schweitzer, supported by Campbell to adjourn the meeting.
Motion carried.**

Meeting was adjourned at 8:31 pm.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp