

CHARTER TOWNSHIP OF MONITOR
SPECIAL PLANNING COMMISSION MEETING
MAY 25, 2022

The meeting was called to order by Chairman Jim Bellor at 7:04 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, E. Rosenbrock
Members absent: C. Schweitzer (excused), A. Shabluk
Also present: R. Sheppard, Attorney, J. Gorenflo, Planner, M. Kain, Engineer, D. Scherzer, Engineer

**Motion by Campbell seconded by Meier, to adopt the agenda as presented.
Motion unanimously carried**

**Motion by Campbell, seconded by Walsh to approve the minutes of the regular meeting
May 3, 2022.
Motion unanimously carried**

Public Input

Chairman Bellor opened and closed public comment at 7:07 pm with no one wishing to speak

Items for Consideration

Public Hearing-Special Use

Site Plan Review

09-100-038-200-710-01
2600 S. Euclid Ave
Michigan Sugar
Nick Klein

Bellor opened public hearing for Special Use.

Marisa Kain, Engineer, Kibbe & Associates, reviewed the special use permit comments. Many of the other existing buildings/tanks are taller than 35 feet in height, therefore they do not believe that the additional buildings/tank would present additional issues.

Marisa Kain, Engineer, Kibbe & Associates-reviewed the site plan comments based on the revised prints received on May 20, 2022.

Kain explained that the number and location of barrier-free spaces should be identified and the table should be clarified and a column added to reflect the required parking based on the use.

Michigan Sugar representative explained that the parking table has been broken down. He explained that with the new building they will need 352 required parking spaces and from the count of the current parking they have a total 445 parking spaces.

Chief John Kramer, gave his review. He reviewed the hydrants requirements, fire department access roads and emergency lighting.

Sheppard reviewed the McKenna recommendations. They include the follow conditions:

1. Parking requirements for the new square footage of the building
2. Proposed colors for the exterior of the addition
3. Lighting and photometric plan if any changes are proposed
4. Provide and update landscape plan if landscape is proposed
5. Submit a sign permit application for any new signage
6. Fire Department and Township Engineer recommendations followed
7. Review and approval of all outside regulatory agencies

Bellor opened public comment 7:16 pm.

A resident, told the commissioners he hopes they vote no on this proposed new addition for Michigan Sugar. He said it will impact him in a negative way. He reviewed sections of Ordinance 67 that he felt Michigan Sugar have been non-compliant.

Mark Sebald, resident, told the commissioners that he is concerned about the additional noise, dust and how the lighting will be set up. He also explained that the drainage has changed since Michigan Sugar has filled in a ditch.

Colleen Mossner, resident, explained to the planning commission her concern for the noise, smell and bacteria. She also explained the increase in traffic and questioned why the speed limit is not enforced.

Patrick Sebald, resident, said he had lost six (6) feet of his front yard because of a gate change at Michigan Sugar. He said Michigan Sugar is not a good neighbor and he does not know why the Township would approve it. He went on to say that Michigan Sugar does not have their offices in Monitor Township, their offices are in Uptown, on the east side of Bay City.

A letter from Debra Bellhorn not in favor of the Michigan Sugar addition was reviewed.

Bellor said he is under the impression that the new process will not increase truck traffic.

Discussion continued among residents, commissioners and representatives from Michigan Sugar.

Steven Sebald, resident, voiced his concern about the squealing rail cars at night.

A representative from Michigan Sugar said they have tried a number of things for dust and noise. He explained they have to work with the DEQ and the EPA.

Again, discussion continued among residents, commissioners and representatives from Michigan Sugar.

Bellor closed public comment at 7:33

Campbell asked the representatives of Michigan Sugar if there were any issues that were brought forward by the Planner, Engineer or Attorney that are insurmountable, or anything that you cannot step up and satisfy their concerns?

Representative of Michigan Sugar said the only outstanding issue is clarifying the parking.

Motion by Walsh, supported by Meier, to approve the special use permit for 68-foot ½ inch MDS building and the 56-foot molasses tank. Also, with the conditions that all recommendations from the Planner-review dated May 17, 2022, Engineer-review dated May 13, 2022 and revised review dated May 25, 2022, Fire Department-review dated April 28, 2022 and any other regulatory agencies be met. Final site plan must be reviewed by Monitor Township consultants and all issues including the photometric plan be addressed.

Roll call vote:

Yes: Meier, Walsh, Rosenbrock, Campbell, Bellow

No: None

Absent: Schweitzer, Shabluk

Motion carried

Motion by Walsh, supported by Meier, to approve the site plan, based on the recommendations from the Planner-review dated May 17, 2022, Engineer-review dated May 13, 2022 and revised review dated May 25, 2022, Fire Department-review dated April 28, 2022 and any other regulatory agencies be met. Final site plan must be approved by Monitor Township,

Roll call vote:

Yes: Meier, Walsh, Rosenbrock, Campbell, Bellow

No: None

Absent: Schweitzer, Shabluk

Motion carried

Items for Consideration

Site Plan Review

09-100-M10-000-002-00

09-100-M10-000-003-00

09-100-M10-000-004-00

Marketplace Corporate Center Condominium

Units 2, 3 and 4

Northpoint

Robbie Nguyen

Marc Werner from Northpoint Development reviewed the site plan with the commissioners.

Gorenflo, recommended the site plan be approved, based on the site plan submitted, based on his review-memo dated May 17, 2022.

Don Scherzer, Spicer Group offered his comments and concerns from his memo dated May 11, 2022. He reviewed sanitary sewer requirements and storm water management. Bay County Drain Commissioner is reviewing the storm water management plan for the site. Also, a soil Erosion and Sedimentation control plan should be prepared and submitted to Bay County for a review and issuance of a permit. After the site plan corrections have been made, they should be reviewed for final approval.

Sheppard explained that if the site plan and special use are approved, the lots have to be legally combined as one. Currently, the location is a condominium subdivision plan, therefore, those setbacks and individual units need to be merged into one full and complete unit in order to obtain a building permit and commence construction.

Discussion continued among the commissioners.

Marc Werner stated that Fabiano is working on the land change.

Chief Kramer reviewed the site plan for the proposed warehouse. He covered hydrants, access road, Knox box and fire apparatus means of access. The review was for the site plan only and not the construction plans.

Motion by Walsh, supported by Bellor, to approve the Northpoint site plan with the conditions to approve the site plan, based on the recommendations from the Planner-review dated May 17, 2022, Engineer-review dated May 11, 2022, Fire Department-review dated April 28, 2022, Attorney-review dated May 12, 2022 and any other regulatory agencies be met. Final site plan must be approved by Monitor Township with the special use permit.

Roll call vote:

Yes: Walsh, Rosenbrock, Campbell, Bellor, Meier

No: None

Absent: Schweitzer, Shabluk

Motion carried

Motion by Walsh, supported by Meier to adjourn the meeting.

Motion carried.

Meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Diane Peters, Acting Secretary
Administrative Secretary
Charter Township of Monitor