

CHARTER TOWNSHIP OF MONITOR  
PLANNING COMMISSION MEETING  
JUNE 7, 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. Wheeler, Engineer, D. Scherzer

**Motion by Meier seconded by Shabluk, to adopt the agenda as presented.**

**Motion unanimously carried**

**Motion by Campbell, seconded by Walsh to approve the minutes of the special meeting  
May 25, 2022.**

**Motion unanimously carried**

**Public Input**

Chairman Bellor opened comment at 7:02 pm.

Jeff McCulloch questioned footnote 5a on accessory buildings and asked for clarification.

Sheppard responded.

Joy Krueger addressed the commission and handed out a series of issues that she questioned with changes to the ordinances.

Discussion continued.

Gary Brandt addressed the commission questioning where the public hearing with proposed ordinances changes was advertised. He stated the several people he talked to were not aware of the meeting and the proposed changes.

Sheppard responded.

Shabluk also offered comment.

Brandt also commented that he is not in favor of the large accessory buildings.

Schweitzer commented that a change as significant as this might warrant a mailing to all residents.

Walsh was asked by Bellor to present this to the Board for possible funding.

Nick Christensen addressed the commission regarding the ratio between living space and accessory building/garage.

Sheppard responded.

Gary Bragel addressed the commission regarding the proposed electronic sign for the Kawkawlin Community Church.

Bellor told Bragel that he hopes to have this resolved within the next month.

Sheppard commented on the signage amendment 15.05 (b), which needs more clarification.

Meier suggested formatting the proposed changes to the ordinances to make it easier to follow and review.

Public input closed at 7:33pm

**Items for Consideration**

**Public Hearing-Special Use**

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

Sheppard reviewed the need to merge the 3 (three) lots into a single construction site.

Don Scherzer, Spicer Engineering, commented on his review, and to move forward on resolving the issues that have been identified, from his memo dated May 11, 2022.

Bellor opened and closed public hearing with no one wishing to speak 7:37 pm.

**Motion** by Bellor, supported by Walsh, to grant the special use permit for both distribution and excessive height of the building based on the Planners review dated May 17, 2022, the Engineers review dated May 11, 2022, Fire Departments review dated May 9, 2022 and under the conditions that the three condominiums sites be combined into a single constructions site and that they obtain all other approvals from all other jurisdictions as necessary such as the Road Commission and Drain Commission.

**Roll call vote:**

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

No: None

Absent: None

**Motion carried**

**Items for Consideration**

**Site Plan Review**

09-100-012-400-050-00

3868 Two Mile

DACO

Mike Samborn

Mike Samborn presented a letter of response to reviews given by the planner, engineer and fire department.

Wheeler told the commissioners that the response was received along with new revised prints at 4:30 pm today and he was unable to review the letter or prints.

Bellor recommended tabling the special use hearing and site plan review, until the next meeting to give adequate time for professional reviews.

Bellor opened public comment at 7:54 pm

John Cederstrom told the commission that his property is to the south of the proposed development. He questioned privacy fence and elevation and drainage.

Samborn said that a drainage system is proposed.

Wheeler provided input regarding drainage and elevation. He continued to explained to Cederstrom, that a site plan would not be approved without proper drainage.

Samborn explained that they will not need 6 (six) fire hydrants as per Fire Chief Kramer's review. He explained that there are other hydrants located nearby the parcel that could be used.

Sheppard suggested that Samborn's architect contact the Fire Chief to determine exactly how many hydrants will be needed.

Sheppard asked Wheeler to review comment on item number three (3) on his site plan review c

Wheeler advised Samborn that gravel in not an acceptable surface within the storage unit area.

Bellor closed public input at 8:02 pm

**Motion** by Walsh, supported by Shabluk, to table the public hearing and site plan review until proper reviews can be completed by the Planner, Engineer and Fire Department and recess the hearing until the special June 23, 2022 meeting at 7:00 pm

**Roll call vote:**

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

No: None

Absent: None

**Motion carried**

**Items for Consideration**

**Site Plan Review**

09-100-M03-000-006-00

3916 Traxler Court

Rack Investments, LLC

Neil Spencer

Neil Spencer addressed the commission, questioning the requirement of a looped water system.

Sheppard responded.

Discussion ensued regarding the project in general.

Wheeler reviewed his 8 (eight) comments regarding the site plan. Wheeler suggested that the site plan be revised and resubmitted.

**Motion** by Walsh, supported by Schweitzer to table site plan review to special meeting June 23, 2022, 7 pm, so appropriate reviews can be completed and all issues are addressed.

**Roll call vote:**

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

No: None

Absent: None

**Motion carried**

**Items for Consideration**

**Public Hearing-Ordinance Amendments**

**Motion** by Schweitzer, supported by Bellow to table the ordinance amendment discussion until all error and omissions have been resolved.

**Motion unanimously carried**

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

**Motion carried.**

Meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Connie Schweitzer

Secretary

CS/djp