

CHARTER TOWNSHIP OF MONITOR
SPECIAL PLANNING COMMISSION MEETING
JUNE 23, 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, C. Schweitzer
Members absent: A. Shabluk (excused), E. Rosenbrock (excused)
Also present: R. Sheppard, Attorney, J. Jackson, Planner, M. Kain, Engineer

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

**Motion by Campbell, seconded by Walsh to approve the minutes of the regular meeting
June 7, 2022.
Motion carried unanimously.**

Public Input

Chairman Bellor opened comment at 7:02 pm.

Jeff McCulloch addressed the commission regarding the new planner and concerns regarding zoning changes.

Bellor closed public input at 7:03 pm.

CONSIDERATIONS

Public Hearing-Special Use

Site Plan Review

09-100-012-400-050-00

3868 Two Mile

DACO

Mike Samborn

Bellor opened Public Hearing

Samborn addressed the commission regarding his requests. He commented on the hours of operation, landscaping to the south as well as other requirements and signage. Samborn also submitted a letter of approval from the Bay County Road commission regarding the driveway.

Sheppard commented that the engineer has not had an opportunity to review the revised site plan.

Jackson commented on the site plan review by McKenna, memo dated June 23, 2022. Sign placement needs to be reconsidered as it does not meet setback requirements as drawn on the submitted site plan.

John Cederstrom, resident asked for clarification on privacy fencing and the species of arborvitae. He said he would like to see a tree that is faster growing, wider and would provide better privacy.

Jackson responded and will have this reviewed for the next meeting on July 5, 2022.

Bellor closed public hearing.

Motion by Bellor, supported by Meier to table special use and site plan review until proper reviews can be completed by the Engineer and Drain Commission and recess the hearing until the July 5, 2022 meeting at 7:00 pm

Roll call vote:

Yes: Campbell, Bellor, Meier, Schweitzer, Walsh

No: none

Absent: Rosenbrock, Shabluk

Motion carried

Site Plan Review

09-100-M03-000-006-00

3916 Traxler Court

Rack Investments, LLC

Neil Spencer

Neil Spencer told the commissioners that revised site plan prints were submitted on Monday, June 20, 2022.

Jackson reviewed the McKenna memo dated June 23, 2022.

Sheppard said no updated review was available from the Engineer.

Spencer commented on the Fire Department recommendations.

Sheppard and Jackson responded to his concerns.

Chief Kramer also commented on the need for a looped water system.

Spencer told the commission that he is waiting for a letter of approval from the Drain Commissioner.

Campbell questioned the detention pond issue.

Spencer explained that the detention pond was moved to meet the setbacks.

Jackson, confirmed the pond was moved and meets setback per the updated prints submitted on June 20, 2022.

Motion by Schweitzer, supported by Meier, to table site plan approval until all approvals and/or recommendations are received from the Engineer and Drain Commissioner and ask the Fire Chief to enlist the supervisor, regarding how to loop the water system.

Roll call vote:

Yes: Bellow, Meier, Schweitzer, Walsh, Campbell

No: none

Absent: Rosenbrock, Shabluk

Motion carried

PUBLIC HEARING-REZONING R1 TO C 2483 MIDLAND

Sheppard commented regarding the McKenna memo dated June 23, 2022-rezoning the Township Hall property.

Bellow opened public comment at 7:45 pm

Joy Krueger questioned the difference between commercial, agricultural and residential districts.

Sheppard responded.

Bellow closed public comment at 7:47 pm

Motion by Bellow, supported by Walsh to recommend to the Board of Trustee to approve rezoning of the Monitor Township Hall, 2483 Midland Road from R1 to C1.

Roll call vote:

Yes: Meier, Schweitzer, Walsh, Campbell, Bellow

No: none

Absent: Rosenbrock, Shabluk

Motion carried

Bellow reported on the Euclid Animal Hospital.

Sheppard commented on the proposed zoning ordinance changes and area that were not clear or needed revisions and corrections.

Krueger questioned the proposed zoning changes regarding accessory buildings (table)

Sheppard responded that this section needs additional clarification.

Motion by Schweitzer supported by Meier to adjourn.

Motion carried.

Meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp