

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
JULY 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. Jackson & A. Littman, Planner's, J. Wheeler,
Engineer

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

Motion carried

**Motion by Campbell, seconded by Walsh to approve the minutes of the Special Meeting
June 23, 2022.**

Motion carried

Public Input

Chairman Bellor opened comment at 7:03 pm.

Lowell Horneber addressed the commission regarding the timeline of adopting the ordinance amendments as he has a project that he would like to begin.

Sheppard responded.

Discussion ensued regarding the ordinance amendments and timeline to present to the Board.

Shabluk questioned if parts of the amendments could be presented to the Board rather than all of the recommendations.

Sheppard responded.

Jeff McCulloch asked about the proposed changes to accessory buildings, Section 3.27 chart.

Sheppard responded with clarifications to setbacks.

The commission discussed side/rear setbacks-10 foot or 15 feet.

Joy Krueger also commented on setbacks.

Public input closed at 7:25 pm

Items for Consideration

Public Hearing-Special Use

Site Plan Review

09-100-012-400-050-00

3868 Two Mile

DACO

Mike Samborn

Mr. Samborn addressed the commission regarding his request and discussed trees for screening.

Jackson provided comment regarding the trees/landscaping.

Mr. Cederstrom commented on the species of trees and the spacing.

Mr. Samborn questioned gravel verses asphalt for outside storage areas.

Wheeler and Sheppard responded.

Motion by Walsh, supported by Schweitzer to approve special use, subject to site plan approval, Fire Department fire suppression recommendation, final approval of landscaping and reserve the right to modify the hours of operation if complaints are received.

Roll call vote:

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

No: None

Absent: None

Motion carried

Motion by Bellow, supported by Rosenbrock to table the site plan review until the Road Commission, Engineer and Planner reviews are completed.

Roll call vote:

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

No: None

Absent: None

Motion carried

Site Plan Review

09-100-M03-000-006-00

3916 Traxler Court

Rack Investments, LLC

Neil Spencer

Neil Spencer addressed the commission.

Jackson provided his review.

Wheeler commented regarding the Kibble review. A final letter of approval is needed from the Drain Commissioner. Based on the revised site plan, Wheeler recommends approval.

Motion by Walsh, supported by Meier to approve the site plan review contingent on Road Commission approval and meeting the requirements of the Fire Department from memo dated June 14, 2022.

Roll call vote:

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

No: None

Absent: None

Motion carried

PUBLIC HEARING-ORDINANCE AMENDMENTS PUBLIC HEARING

Jackson introduced Andrew Littman, who will be working with Monitor Township Planning Commission.

Jackson reported on accessory building amendments.

Sheppard provided comment regarding garages, attached and detached.

Jackson made comment that any appeals regarding accessory buildings are to be brought before the Zoning Board of Appeals, rather than Planning Commission.

Discussion on signage section continued among the members.

Motion by Bellor, supported by Shabluk to send to the Board of Trustees the following ordinance revisions: fences, yards, containers, open spaces, accessory structures, breezeways, definitions and re-notice the sign section for public hearing.

Roll call vote:

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

No: None

Absent: None

Motion carried

Motion by Walsh supported by Shabluk to adjourn.

Motion carried.

Meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp