

CHARTER TOWNSHIP OF MONITOR
SPECIAL PLANNING COMMISSION MEETING
AUGUST 24, 2022

The meeting was called to order by Chairman Jim Bellor at 4:04 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, A. Littman, Planner, J. Jackson, Planner, J.
Wheeler, Engineer, D. DeGrow, Building Inspector

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

Motion carried

Motion by Campbell, seconded by Rosenbrock to approve the minutes of the regular meeting August 9, 2022.

Motion carried

PUBLIC INPUT

Chairman Bellor opened and closed public comment at 4:05 pm. with no one wishing to speak.

UNFINISHED BUSINESS

Ordinance Amendment Review

Accessory Buildings

Fence Amendments

Yard Definitions

Yard Requirements

Sign Amendments

Storage Containers

Accessory Buildings-Littman gave a review of the proposed changes as discussed in prior meeting.

Sheppard commented on pool houses.

Storage Containers-Sheppard provided comments regarding proposed changes to storage containers and that this section will be incorporated into the Accessory Building section.

Fence Amendments-Littman reviewed the current ordinance proposed changes, including an exception to fences in the front yard when certain conditions are met.

Sheppard commented on proposed changes.

Rosenbrock questioned (a) (2) encroachment in front yard; Sheppard and Jackson responded.

Wheeler also commented on clear vision area.

Sheppard clarified clear vision and fences in the front yard.

Sign Amendments-Littman identified proposed changes in the signage ordinance, specifically as they relate to electronic signs.

Sheppard commented on height requirements and setbacks.

Yard Requirements Section 3.29-Jackson gave a review of the proposed changes.

Definitions-Jackson commented on the proposed changes to the various definitions.

Meier questioned Section 2.02, not complying with more than 25% of total lot area. Jackson responded and Sheppard provided comment.

Jackson commented on the next steps in moving forward with the proposed changes.

Sheppard also provided comment.

All members unanimously agree with the proposed changes and presenting them to the Board of Trustees and Zoning Board of Appeals for review.

Bellor addressed the Planning Commission regarding a special joint meeting with the Township Board, Zoning Board of Appeals and Planning Commission. He proposed a date of September 20, 21, 27 or 28. Unanimously, all members recommended scheduling the special meeting on September 20, 2022 at 5:30 pm.

NEW BUSINESS

Special Use/Site Plan Application

REV LNG LLC

3900 S. 3 Mile

09-100-011-400-030-00

Request to set Public Hearing

Sheppard provided comment regarding the application and language in existing ordinance (Section 5.03) (m). He asked the commission if it should be addressed by the Planning Commission or Zoning Board of Appeals?

Littman responded with comments on his interpretation of the existing language. He does not feel this would be permitted according to Ordinance 67.

Jackson commented if it was a viable use and where it should be allowed.

Rosenbrock commented on the facility on Wilder Road and that no product should leave the facility.

Sheppard recommended that the application be sent to the Zoning Board of Appeals to determine if it is a permitted use or not.

Meier commented on the proximity to the residents and the hotel and hazardous materials.

Bellor commented.

Motion by Meier, supported by Rosenbrock to send the request for REV LNG, LLC special use request to the Zoning Board of Appeals for interpretation, and the applicant must pay all associated fees regarding the application.

Roll call vote:

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

No: Walsh

Absent:

Motion carried

Motion by Schweitzer supported by Campbell to adjourn.

Motion carried.

Meeting was adjourned at 5:07 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp