

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
SEPTEMBER 6, 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, A. Littman, Planner, J. Wheeler, Engineer

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

Motion carried

Motion by Campbell, seconded by Meier to approve the minutes of the special meeting August 24, 2022.

Motion carried

Public Input

Chairman Bellor opened comment at 7:03 pm.

Wayne Reno addressed the commission regarding the accessory building ordinances changes.

Sheppard provided response.

Public input closed at 7:04 pm

Items for Consideration

09-100-V05-000-004-00

1392 Valley Center Drive

Site Plan Review

Supreme Carpet

Brian Nartker-Wade Trim

A representative from Wade Trim gave a summary of the review/request.

Littman provided comment regarding the McKenna review, memo dated August 26, 2022. He told the commissioners that all requirements are met and approval is recommended.

Wheeler provided his review from memo dated August 30, 2022. Mentioned requirements of the DDA as this is in the Tech Park and it complies with all the requirements and approval is recommended.

Campbell mentioned the Fire Department review and asked if there were any concerns from the planner and engineer.
None were noted.

Motion by Meier, supported by Schweitzer to approve the site plan as long as all recommendations provided by the Planner-memo dated August 26, 2022, Engineer-memo dated August 30, 2022 and Fire Department-memo dated August 11, 2022 are met.

Roll call vote:

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

No: none

Absent: none

Motion carried

09-100-019-200-040-02

4640 S. 7 Mile

Site Plan Review

Helena Agri

A representative from the construction project, gave a review of the proposed project.

Bellor questioned the time frame of the project.

Sheppard provided comment that the Zoning Board of Appeals granted a variance for this project.

Littman commented on the review by McKenna-memo dated August 26, 2022, all zoning requirements are met and recommends approval.

Wheeler provided input from his memo dated August 30, 2022. Approval should be subject to the Drain Commission approval.

Bellor provided letter from the Fire Department outlining knox box requirements and building identification requirements.

Sheppard commented that the build out of all the additions should be completed within two (2) years or the review process will need to start over.

Motion by Shabluk, supported by Walsh to approve submitted site plan, subject to Drain Commissioner approval and that the Planning review dated August 26, 2022, Engineer review dated August 30, 2022, Fire Department recommendations-memo dated July 22, 2022 are met. The build out should be completed within two (2) years or the review process will need to start over.

Rosenbrock disclosed to the Planning Commission that he does conduct business with Helena as does Meier, but neither have financial interest in Helena.

Roll call vote:

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

No: none

Absent: none

Motion carried

09-100-K10-002-010-00

102 W. Grove

Site Plan Review

Tim Williams

Tim Williams provided a review/update of the project.

Bellor questioned drawing the property lines.

Williams responded.

Littman provided a review from his memo dated August 26, 2022. He explained some issues still need to be addressed. Photometric plan, signage requirements, landscaping (greenbelt) were not identified.

Williams responded to the landscaping plans as directed by MDOT.

Wheeler asked Williams to provide written comment from MDOT.

Wheeler provided comment from his memo dated August 30, 2022.

Bellor questioned if Williams received comments from the Fire Department.

Williams responded, "No"

Motion by Rosenbrock, supported by Walsh to approve the Site Plan pending compliance to all recommendations not yet met per Planning review dated August 26, 2022, Engineering review dated August 30, 2022 and Fire Department review.

Roll call vote:

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

No: none

Absent: none

Motion carried

Public Input

Bellor opened public input at 7:28.

Mr. Treischel, resident asked the Planning Commission about the ability to tear down a building damaged by wind and the ability to rebuild.

Sheppard commented that he referred Treishel to the commission and gave a brief review of the issue at hand. The parcel has three (3) accessory buildings and there is a non-conforming memo

on record (land division standard) from when he purchased the property. Sheppard provided various scenarios; he could apply for special use permit, but in reality, it doesn't appear that he can replace the building based on current standards/conditions. Walsh questioned if he could rebuild on the same footprint.

Sheppard commented that it would still be non-conforming.

Discussion ensued among member and the public.

Best option is to repair the existing building as the Planning commission would have a difficult time approving special use.

Joy Krueger asked for a copy of the new version of the accessory building chart. The Treasurer S. Pike supplied her with a copy.

Communications

Shabluk acknowledged receipt of Communications.

Motion by Walsh supported by Campbell to adjourn.

Motion carried.

Meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp