

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
JANUARY 10, 2023

The meeting was called to order by Chairman Jim Bellor at 7pm.

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, E. Rosenbrock,
C. Schweitzer

Members absent: None

Also present: R. Sheppard, Attorney, A. Littman, Planner

Motion by Campbell, supported by Walsh to adopt the agenda as presented with the addition of discussion of Ordinance 67 section 3.08.

Motion unanimously carried

Motion by Walsh supported by Campbell to approve the minutes of the regular meeting.

Motion unanimously carried

Election of Officers

Attorney R. Sheppard was present and presided over elections.

Nominations were opened for Chair, Vice-Chair and Secretary.

Motion by Walsh, supported by Rosenbrock to re-elect Bellor as Chair.

Nomination closed.

Motion unanimously carried.

Motion by Meier, supported by Walsh to re-elect Shabluk as Vice-Chair.

Nomination closed.

Motion unanimously carried.

Motion by Walsh, supported by Bellor to re-elect Schweitzer as Secretary.

Nomination closed.

Motion unanimously carried.

Nominations closed. The officers elected accepted their respective offices and thereafter Bellor presided at the meeting as Chairman, Shabluk as Vice-Chair and Schweitzer as Secretary of the meeting.

Public Input

Chairman Bellor opened and closed public comment at 7:05 pm with no one wishing to speak.

Items for Consideration

Rezoning/Preliminary Public Hearing

09-100-024-400-140-00

09-100-024-400-160-01

Midland Road & 2 Mile
Butterleaf Condominium Development
Cobblestone Commercial
Rezoning/Preliminary Public Hearing

Matt Rybicki from MLR Engineering gave an overview of the project. The project is in the preliminary stage but several issues were discussed, including drainage, road access, landscaping, public concerns, etc.

Matt Schauman talked about the constructions of the project; a variety of square foot units will be offered, zero step garage, slab on grade construction and/or basement option may be available with wood or vinyl siding, stone veneer, universal design.

Mark Wahl, Cobblestone Commercial talked about the project and why they would like to build in Monitor Township. He talked about the success of projects like this in other communities.

Bellor questioned if they received concerns raised by the Planner and Engineer.

Rybicki from MLR Engineering responded.

Campbell asked about drawings previously presented to the Planning Commission. Campbell also questioned the additional six lots available on Two Mile Road.

Rybicki told the members there has been no decision regarding these properties.

Meier questioned the detention pond depth of eight and one half (8 ½) feet with sloped edges. He also questioned the location of the community building and pickleball courts.

Schauman responded.

Bellor questioned handicap accessibility of curbs.

Littman provided comment regarding his review and concerns regarding this project.

Sheppard provided review given by Wheeler.

Resident asked for more information regarding the layout of the homes, orientation of buildings, protection/landscaping to the existing homes and the safety of the detention pond.

Resident questioned the community building and the barrier to the existing homes in the area. He feels there should be a fence/buffer to the existing homes. Also questioned the drain and drainage to the area.

Resident raised the issue of buffer to existing homes and access to their backyard.

Resident questioned the detention pond and how it will drain and the impact it will have on the existing homes in the area.

Resident questioned traffic patterns and the impact this will have on traffic in the area, specifically Midland Road.

Sheppard responded for the need of a traffic study.

Resident asked if the entire area needed to be zoned for duplexes or if some could be kept as single dwelling

Sheppard responded that the intent of the developer/builder is to have the entire project as duplexes.

Bellor closed public hearing at 8:15 pm.

Motion by Shabluk supported by Walsh, to set a public hearing on the final development plan once filed by the applicant, taking into consideration the public comments, Planning Commission comments, McKenna review dated January 4, 2023, Kibbe review dated January 4, 2023, Fire Department review dated December 27, 2022 and that they have submitted the final plan with all the criteria that the ordinance requires. Also, landscaping and water safety devices be included on the final plans as well as a traffic study as required or desired, by Bay County Road Commission.

Roll call vote:

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

No: None

Absent: None

Motion carried

REPORTS

Barbed Wire-McKenna memo January 4, 2023

Members discussed the barbed wire memo from McKenna, dated January 4, 2023.

Bellor suggested to table it until a report is received from Dave DeGrow, Building Inspector, to address other areas of concern and address all issues at one time, before sending it to the Board for approval.

Discussion

Ordinance 67 section 3.08

Bellor mentioned concerns raised regarding an issue with Consumers' Energy and the Tech Park (SK Siltron)

Sheppard explained that according to the ordinance, a Planning Commission review may not be necessary, but it will need an engineering review and approval.

Members unanimously agreed to an engineering review and approval.

Communications

Campbell acknowledged receipt of Communications.

Motion by Campbell supported by Walsh to adjourn.

Motion carried.

Meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp