

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
MAY 2, 2023

The meeting was called to order by Chairman Bellor at 7:00 p.m.

The Pledge of Allegiance was recited by all present.

Members Present: Walsh, Campbell, Shabluk, Bellor, Schweitzer, Meier, Rosenbrock

Members Absent: None

Also Present: R. Sheppard, Township Attorney; A. Littman, Planner; J. Wheeler, Engineer; See Public Sign-In Sheet

**Motion by Campbell, supported by Schweitzer to adopt the agenda as presented.
Motion carried.**

**Motion by Walsh, supported by Campbell to approve the minutes of April 4, 2023.
Motion carried.**

Public Input

Chairman Bellor opened public input at 7:01 p.m.

Resident commented on the Tim Horton's project and potential traffic issues, especially on Woodbridge Road.

Bellor responded that this will be discussed tonight, provided copies of the plans for him to look at.

Issue of storm water was also mentioned by the resident.

Sheppard responded. Wheeler also provided input.

Another resident commented that several years ago, the residents that live on Woodbridge paid for the paving and maintenance of the road.

Public input closed at 7:24 p.m.

Items for Consideration

Special Use/Site Plan Review – AEY Capital

Representative presented some material regarding the degasser unit and discussed the siding intended to be used on the project.

Littman commented on their review of the project. Discussion ensued regarding the sound levels of the unit and possible options to reduce noise.

Representative responded giving information on the sound levels of the blower at 82.2 DB.

Littman recommended tabling approval until sound level issues can be addressed.

Wheeler provided comment on his review of the project, commenting on the sound levels of 82 DB being too high.

Wheeler recommended setting parameters regarding the decibel level at the property line at 55 DB prior to approval.

Sheppard commented on the noise level allowance in the Township Wind Ordinance as a matter of reference.

Motion by Meier, supported by Campbell to open public input.

Hearing no input from the public.

Motion by Meier supported by Shabluk to close public input.

Motion carried

Motion by Rosenbrock, supported by Walsh to approve the Special Use contingent on the following:

Revising/meeting the sound levels of the unit not to exceed 55 DB peak, 45 DB continuous, stipulating that the unit cannot be operational from 10:00 p.m. to 6:00 a.m., meeting all recommendations by the Planner, Engineer, and Fire Department. Recommend the Township waive the Site Plan Review fee if the applicant requests removal of the time frame restrictions.

Roll call vote:

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

No: None

Absent: None

Motion carried.

Site Plan Review – Tim Horton's

Representative commented on the proposed project.

Discussion continued regarding in/out access, traffic issues, signages directing traffic (left turn only, no outlet), and drainage concerns.

Bellor commented on water drainage and/or water storage tank needs.

It was questioned whether approval from Drain Commission is needed (Letter in packet from Drain Commission states they are deferring to MDOT for approval)

Sheppard mentions approval letter from Road Commission may be necessary.

Sheppard commented on the maintenance agreement for Woodbridge Road and the importance of finding out if this is a county road or not. Sheppard also mentioned if it is not a county road, there may still be an easement that allows access onto it.

Littman commented on his review regarding lighting plans and that illumination levels exceed allowable standards in multiple locations including the property line between Tim Horton's and the motel.

Wheeler provided his review and commented on the mobile order pickup spaces. These may be blocked from people waiting in line.

Wheeler commented on the Drain Commission letter received, mentioning MDOT has jurisdiction over storm water discharge.

Bellor questioned Wheeler on run-off water recommendations.

Wheeler responded regarding MDOT requirements.

Motioned by Bellor, supported by Schweitzer to table approval until more information can be obtained regarding Woodbridge, the easements granted, and road commission approval.

Roll call vote:

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

No: None

Absent: None

Motion Carried.

Special Use/Site Sketch Review – Lamar Advertising

Bellor questioned if anyone was there to represent Lamar Advertising.

Sheppard explained that they decided to wait until the next meeting, however, they were remaining on the agenda in case of public input.

Public input opened.

Public input closed.

Motioned by Bellor, supported by Walsh to table consideration until June 6

Unanimous vote to approve.

Reports

Zoning Report

Bellor commented that the Zoning Report received was useless and that they have to send it back to the drawing board.

Bellor mentioned that Planning Commission needs to know all previous things that Planning Commission has approved in the last two years as they have no clue if anything is being done with these approvals or not.

Issuance of Permits by Building Official – R. Sheppard

Bellor acknowledged report by Sheppard regarding building permits

Bellor commented on the review of Zoning Ordinance Language Changes.

Motion by Bellor, supported by Meier to submit to the Township Board for review, set public hearing later this summer.
Motion carried.

Motion by Walsh, supported by Bellor to adjourn the meeting.
Meeting adjourned at 8:31 p.m.

Respectfully submitted,

Connie J Schweitzer
Secretary

CJS/JJH