

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
JUNE 6, 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: Shabluk, Meier, Rosenbrock, Schweitzer, Bellor, Walsh, Campbell
Members Absent: None
Also Present: R. Sheppard, Township Attorney; A. Littman, Planner; D. Scherzer,
Planner; J. Wheeler, Engineer; See Public Sign-In Sheet

**Motion by Shabluk, supported by Campbell to approve the agenda as presented.
Motion carried.**

**Motion by Meier, supported by Rosenbrock to approve the minutes of May 2, 2023.
Motion carried.**

Public Input

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

Gretchen Witherspoon addressed the Planning Commission regarding a property that she has listed for sale and issues with zoning.
Sheppard responded.

Resident addressed the Planning Commission regarding the degasser unit at AEY Capital and issues/concerns he has regarding this unit.

M. Riley from Lamar Advertising addressed the Planning Commission regarding the Special Use/Site Sketch Review to be discussed later this evening.

Resident addressed the Planning Commission regarding AEY Capital and issues with noise, smell, and other concerns regarding this property.

Resident also addressed the Planning Commission regarding concerns with AEY capital; noise concerns with the degasser unit and hours of operation.

Representative from AEY Capital responded to concerns raised by residents.
Public input closed at 7:19 p.m.

Items for Consideration

Special Use/Site Plan Review – AEY Capital

Representative from AEY Capital discussed the concerns regarding the degasser unit, hours of operation, noise levels, and smells.

Representative requested 24/7 operation of the degasser unit.

Rosenbrock commented on the restrictions regarding smell when this property was originally approved by the Planning Commission several years ago.

Littman commented on the sound concerns and potential ways to reduce decibel levels.

Wheeler questioned trees in the area and stated that none are identified or located on the drawings.

Sheppard commented regarding decibel levels, testing, and ways to reduce levels.

Bellor requested that AEY Capital set up a meeting with experts to evaluate the degasser unit, noise levels, and any other issues related to this unit, taking into consideration the concerns from residents in the area.

Motion by Bellor, supported by Rosenbrock to table consideration until further information can be gathered and a meeting is set with the growers regarding smell concerns by residents.

Roll call vote:

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

No: None

Absent: None

Motion carried.

Site Plan Review – Tim Horton’s

Representative from Tim Horton’s addressed the Planning Commission; all issues/concerns earlier have been addressed.

Questions were raised regarding Woodbridge Street which is a private street.

Sheppard commented on access to the property and the use of the existing entrance off of Salzburg.

Representative commented that they proposed taking over responsibility of Woodbridge up to their entrance/exit.

Sheppard provided comment.

Littman commented on changes to the lighting.

Wheeler/Sheppard recommended that the representative work with residents of Woodbridge to come to an agreement on the maintenance of the street.

Motion by Walsh, supported by Rosenbrock to table consideration until Tim Horton’s can meet with residents and resolve the Woodbridge Street issue.

Roll call vote:

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

No: None

Absent: None

Motion carried.

Special Use/Site Sketch Review – Lamar Advertising

Representative from Lamar gave a review of the request.

Sheppard questioned if this required a permit from the State.

Representative responded no.

Littman commented on his review of the request and that the electronic billboard satisfies all requirements of the ordinance; recommended approval.

Wheeler provided comment regarding his review; recommended approval.

Bellor opened public input at 8:27 p.m.

Public input closed.

Motion by Walsh, supported by Meier to approve the special use permit to allow electronic features to the existing sign.

Roll call vote:

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

No: None

Absent: None

Motion carried.

Special Use/Site Plan Review – Trinity Evangelical Lutheran

Representative from Pumford Construction addressed the Planning Commission regarding the project, adding a storage facility to the gymnasium.

Wheeler provided comments on his review, the addition requires one more parking space, however the Planning Commission may defer this.

Recommended approval based on obtaining approval from all other interested entities.

Scherzer provided comments on his review; recommended approval.

Motion by Schweitzer, supported by Shabluk to approve the amendment of the Special Use/Site Plan as April 28, 2023.

Roll call vote:

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

No: None

Absent: None

Motion carried.

Reports

Section 3.29 (c) Ordinance 67-G Review

Bellor commented on open spaces, deck height, etc.

Motioned by Bellor, supported by Rosenbrock to table report until a meeting can be set with the Building Inspector and Zoning Administrator to draft alternative language regarding decks, pools, and rear yards.

Motion carried.

Bellor mentioned that we should purchase a light and sound meter to support decisions made by Planning Commission.

Motion by Schweitzer, supported by Rosenbrock to adjourn the meeting.

Meeting adjourned at 8:50 p.m.