

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
JULY 11, 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, Schweitzer, Bellor, Walsh, Campbell
Members Absent: Rosenbrock
Also Present: R. Sheppard, Township Attorney; D. Scherzer,
Planner; J. Wheeler, Engineer; See Public Sign-In Sheet

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

**Motion by Campbell, supported by Meier to approve the minutes of June 6, 2023.
Motion carried.**

Public Input

Chairman Bellor opened public input at 7:02 p.m.

Resident addressed some concerns regarding the agreement from Tim Horton's to the residents on Woodbridge St. and had several other questions with his main concern being about traffic issues.

Mr. Hansen addressed the Planning Commission with concerns regarding the Tim Horton's project, especially traffic issues.

Bellor commented.

Public input closed at 7:12 p.m.

Items for Consideration

Site Plan Review – Tim Horton's

Wheeler provided input, questioning if unresolved issues were taken care of, like MDOT approval, site circulation issues, and traffic plans/flow for Woodbridge St.; questioned if traffic study has been completed.

Representative from Tim Horton's responded no, other than generic numbers that were given from realtor.

Representative commented on the contract agreement that she had created in regards to the maintenance of Woodbridge St.

Resident discussed issues with waste management truck ability to pick up trash on Woodbridge.

Bellor commented that issues with the Drain Commission and traffic study have been addressed and resolved.

Meier questioned access on Euclid.

Representative responded that MDOT required Tim Horton's to widen their access to 25 feet, therefore allowing for an exit onto Euclid.

Bellor commented on the need for a key box on the facility unless they are open 24/7, in case of emergency.

Motion by Meier, supported by Shabluk to approve the site plan review pending revised drawings that show two-way traffic onto Euclid Ave. and compliance with all drain commission and fire department requirements.

Campbell questioned Wheeler regarding the existing curb cut onto Euclid.

Wheeler responded that the angle is more of a concern.

Roll Call Vote:

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

No: None

Absent: Rosenbrock

Motion Carried:

Reports:

Sheppard commented on powered safety pool covers referencing Building Code and Section 3.37 of the Zoning Ordinance and possible revisions necessary.

DeGrow provided comment regarding the Building Code, viewing it unnecessary to provide anything about powered safety covers in the Ordinance.

Bellor questioned revised verbiage to deck height.

Sheppard commented on the difference in pool heights and that deck height should be determined by the height of the pool.

Sheppard questioned how to preserve the privacy for neighbors with fence height in residential districts being 6'.

DeGrow commented that the only reason decks should not be allowed is if they do not meet the required setbacks, then they would have to come for a variance.

DeGrow also commented that deck height should be determined by the height of the pool.

Discussion ensued among members.

DeGrow informs Planning Commission members that the Township Board has approved a moratorium regarding deck height until this is adopted.

DeGrow asked Planning Commission members to look at Section 3.20 of the Zoning Ordinance.

Sheppard commented; may need to revise this section.

DeGrow to gather additional information and bring back to Planning Commission next month.

Communications

Bellor stated that he and Shabluk met with Scherzer to catch him up on projects.

Bellor asked if Planning Commission members would be willing to start next month's meeting at 6:30 p.m. to begin discussion about the Master Plan.

Members agreed.

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

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Connie J Schweitzer
Secretary

CJS/JJH