

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
AUGUST 1, 2023

C. Todd, Spicer Group, introduced herself and began discussion on the Township Master Plan at 6:30 p.m.

Notebook distributed to each member outlining the process.

The Planning Commission 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 Meier to approve the agenda as presented.

Motion carried.

Motion by Campbell, supported by Meier to approve the minutes of July 11, 2023.

Motion carried.

Public Input

Chairman Bellor opened public input at 7:03 p.m.

Representative from Cobblestone addressed the Planning Commission regarding the proposed development at Two Mile and Midland Road.

Representative gave an update on what was previously presented and what their future plans are in terms of possibly rezoning.

Representative was questioned whether or not there are fewer units than what was discussed a year ago.

Representative responded they may be reduced 25% depending on the rezoning.

Public input closed at 7:11 p.m.

Items for Consideration

Site Plan Review – Tim Horton's

Scherzer provided comment on his review and reminded Planning Commission member that the previously approved two-way access off Euclid is not what is currently being proposed.

Bellor added that their original submissions showed one-way traffic off Euclid.

Scherzer recommended approval based on what was originally submitted, contingent on Drain Commissions approval.

Campbell questioned whether approval was appropriate without a representative from Tim Horton's present.

Scherzer and Sheppard responded.

Motion by Shabluk, supported by Walsh to approve the originally submitted site plan, showing one way traffic off Euclid, contingent on compliance with Drain Commission approval.

Roll call vote:

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

No:

Absent: Rosenbrock

Motion carried.

Site Sketch Review – Halla Mechatronics

Representative from Halla provided an overview of the proposed construction of a storage building.

Scherzer and Wheeler discussed their review of the project and recommended approval.

Motion by Bellor, supported by Walsh to approve the site sketch.

Roll call vote:

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

No:

Absent: Rosenbrock

Motion carried.

Site Sketch Review – American Power Connection

No representative was present to discuss the project.

Scherzer provided his review of the project and recommended approval contingent on the Fire Department review.

Wheeler provided input that he had not been given the opportunity to fully review the plans for the project yet.

Motion by Bellor, supported by Schweitzer to table until further reviews are completed.

Roll call vote:

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

No:

Absent: Rosenbrock
Motion carried.

Site Plan Review – Taco Bell

Representative from Taco Bell addressed the Planning Commission regarding the proposal. Member questioned whether this was a drive thru only.

Representative responded that it is not a drive thru only and there will be parking.

Scherzer commented on his review of the project, stating that they have not been granted approval from the Drain Commission to start on storm water management.

Wheeler provided comment on his review.

Sheppard provided comment regarding the need to see the access easement between entities (Menards, Lucky's, Kanrock, Taco Bell) and shared access drive information.

Sheppard questioned where snow will be plowed.

Shabluk commented.

Discussion continued regarding shared access.

Motion by Bellor, supported by Schweitzer to table this until the August 17th special meeting.

Roll call vote:

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

No:

Absent: Rosenbrock

Motion carried.

Motioned by Bellor, supported by Meier to amend the agenda and add Spicer Group to the agenda to further discuss the Master plan project.

Unanimously approved.

Master Plan – Spicer Group

Cindy continued to lead the discussion with Planning Commission members providing input on the process as well as the survey to residents.

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

Meeting adjourned at 8:41 p.m.