

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 5, 2023

The Planning Commission meeting was called to order by Chairman J. Bellow at 7:00 p.m.

The Pledge of Allegiance was recited by all present.

Members Present: E. Rosenbrock, A. Shabluk, B. Walsh, J. Meier, C. Schweitzer, B. Campbell, J. Bellow

Members Absent:

Also Present: R. Sheppard, Township Attorney; D. Scherzer, Planner; See Public Sign-In Sheet

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

**Motion by B. Campbell, supported by J. Meier to approve the minutes of August 17, 2023.
Motion carried.**

Public Input

Chairman J. Bellow opened public input opened at 7:02 p.m.

No comments.

Chairman J. Bellow closed public input closed at 7:03 p.m.

Items for Consideration

American Power Connection – Site Plan Review

Mr. Hugo addressed the Planning Commission regarding plans to construct a cold storage building.

Mr. Hugo stated it is not going to house more employees, there will be no power, no productivity, just storage for raw material.

D. Scherzer commented on his review and recommended approval following a recommendation from the Fire Department, necessary permits and approvals from the Bay County Drain Commission and Building Inspector prior to construction.

Representative stated they addressed the

Fire Marshall's request by placing a fire wall.

A. Shabluk stated she noticed a discrepancy between D. Scherzer's review and J. Wheeler's in regard to one parking spot that the Planning Commission may need to defer.

Discussion ensued amongst members.

Members deemed it unnecessary to require an additional parking space for this project.

Motion by Walsh, supported by Shabluk, to approve the site plan as presented.

Roll Call Vote:

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

No: None

Absent: None

Motion carried.

Reports

Update on Outstanding Cases –

Sheppard provided comments regarding the outstanding cases to the Planning Commission.

Ordinance Revision Recommendations: D. DeGrow –

D. DeGrow introduced a gentleman to discuss the idea of a battery energy storage system to be used as a recipient of power and to discharge power.

D. Scherzer questioned where this would be located.

Gentleman responded it would be located on approximately 10 acres off Fisher Road.

R. Sheppard provided input that this may qualify as industrial warehouse use and may be better suited for the Industrial Park.

Planning Commission members asked questions and discussion continued.

D. DeGrow provided materials from two different townships for consideration of ordinance revisions regarding administrative authority.

D. Scherzer provided comment and suggested the possibility of allowing administrative review and/or approval in some instances.

D. DeGrow suggested that signatures be provided from the Building Inspector, Zoning Administrator, and Chairperson of the Planning Commission upon administrative approval.

R. Sheppard suggested that the Fire Marshall be included within these signatures.

D. Scherzer commented on Menard's gate storage and suggested that a fire department review and engineering review be completed but does not think they should go back to Planning Commission, since they were already approved in April.

D. DeGrow questioned whether the building code was taken into consideration.

R. Sheppard provided comment that it may be necessary to go back to the Planning Commission for full review, as significant changes have occurred when comparing their approved site plan from April to the current revised plan.

Discussion continued amongst members regarding several issues that need to be addressed.

Planning Commission members agreed there are enough significant changes in the site plan since the approved plan that warrant further Planning Commission review and approval.

J. Bellor opened public comment; however, no one was present to address the Planning Commission.

D. Scherzer asked the Planning Commission to provide comment regarding the survey and urged members to contact him with any suggestions or recommendations as the survey will begin at the end of September with results to be discussed in November.

**Motion by B. Walsh, supported by C. Schweitzer, to adjourn the meeting.
Meeting adjourned at 8:53 p.m.**

Respectfully submitted,

Connie J. Schweitzer
Secretary

CJS/jh