

CHARTER TOWNSHIP OF MONITOR
SPECIAL PLANNING COMMISSION MEETING
NOVEMBER 7, 2023

The Planning Commission meeting was called to order by Chairman J. Bellor at 6:00 p.m.

The Pledge of Allegiance of the United States of America was recited by all present.

Members Present: A. Shabluk, J. Meier, C. Schweitzer, B. Campbell, J. Bellor,
B. Walsh

Members Absent: E. Rosenbrock excused.

Also Present: Hewitt, Township Attorney; C. Todd, Spicer Group, Wheeler, Engineer

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

**Motion by Walsh, supported by Meier to approve the minutes of October 3, 2023.
Motion carried.**

Public Input

Chairman Bellor opened public input opened and closed public comment at 6:02 p.m., with no one wishing to speak.

Items for Consideration

Public Hearing

Site Plan Review/Special Use

09-100-013-200-010-11

Lamar/RMG Outdoor, Inc

Representative from Lamar addressed the members explaining their intent.

Todd provided comment regarding planning review.

Lamar representative responded to questions raised. Approval from MDOT needs to be obtained prior to starting the project.

Todd recommended tabling the consideration until further information can be provided regarding section 16.05, non-conforming use, from Ordinance 67.

Hewitt agreed with Todd that the consideration should be tabled until additional information can be provided.

Wheeler provided comment from his memo dated 11/7/2023. His review recommends a requirement of soil bearing test to be completed. He recommends approval of site plan and special use for Lamar.

Motion by Meier, supported by Walsh, to approve special use and site plan with the conditions that all recommendations made by the planner (letter dated October 30, 2023) and the engineer (letter dated November 7, 2023) are completed.

Roll Call Vote:

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

No: None

Absent: Rosenbrock

Motion carried.

Site Plan review/Special Use review

09-100-013-200-010-11

Menards Inc.

2864 E. Wilder

Self-Storage Facility/Yard Gate Relocation

Bellor told the members that he received a request from Menards to table the December meeting.

Motion by Schweitzer supported by Shabluk, to table Menards until December 5, 2023, Planning Commission meeting.

Roll Call Vote:

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

No: None

Absent: Rosenbrock

Motion carried.

Master Plan Update

Todd provided an update regarding the survey. Recommends keeping the survey open for one more month.

Reports

Bellor provided comment regarding inquiries for the property across from Menards and potential projects.

Todd distributed a proposed Ordinance Amendment draft of section 3.20 (j)

Meier mentioned that the Fire Department, building officials should sign off when amendments are made to an already approved site plan.

Todd will update the draft and present it to the Planning Commission next month.

Public Input

Chairman Bellor opened public input opened and closed public comment, with no one wishing to speak.

Communications

Shabluk acknowledged receipt of Communications.

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

Meeting adjourned at 6:46 p.m.

Respectfully submitted,

Connie J. Schweitzer
Secretary

CJS/djp