

CHARTER TOWNSHIP OF MONITOR  
SPECIAL PLANNING COMMISSION MEETING  
December 5, 2023

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

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

Members present: Bellor, Campbell, Schweitzer, Meier, Walsh, Shabluk, Rosenbrock  
Members absent: None  
Also present: R. Sheppard, Planning Attorney; D. Scherzer, Planner-Spicer Group; J. Wheeler,  
Engineer, C. Todd, Spicer Group

**Motion by Shabluk seconded by Meier to adopt the agenda as presented.  
Motion carried.**

**Motion by Campbell seconded by Rosenbrock to approve the minutes of the November 7, 2023,  
regular special meeting as presented.  
Motion carried.**

**Public Input**

Chairman Bellor opened and closed public comment at 6:03 p.m. with no one present to speak.

**Items for Consideration**

**REVIEW**

**Site Plan review/Special Use review**

09-100-013-200-010-11

Menards Inc.

2864 E. Wilder

Self-Storage Facility/Yard Gate Relocation

Nick Brenner, representative from Menards, addressed the Planning Commission, outlining the project and the waiver request for drive/parking aisles.

Bellor and Brenner discussed 12” and 8” water main. Brenner stated an 8” water main was shown on the plans due to cost factor. Bellor disagreed with an 8” water main.

Joe Baker, Monitor Township Fire Department, told the members that Department of Water and Sewer requires a 12” water main.

Scherzer provided comment on their review, from the memo dated November 27, 2023. Scherzer reviewed twelve (12) points, regarding the water main.

Wheeler concurred with the Scherzer’s recommendations.

Brenner said that there are two separate requests: Gate relocation and self-storage.

Sheppard told Brenner that the minutes from April 4, 2023, planning commission meeting shows the self-storage was approved, contingent on all recommendations provided by the planner, engineer and fire department. No motion was made to approve the gate relocation.

Rosenbrock asked about the aisle widths if they are still an issue?

Sheppard replied, "He (Brenner) is asking for a waiver, which we do not have....it would have to be a variance....which is granted by the Zoning Board of Appeals."

Brenner asked about the aisle widths. He asked if there was a different process other than a waiver.

Sheppard explained that a variance would have to be granted by the Zoning Board of Appeals, not the planning commission.

Brenner asked about the 10' fence height.

Sheppard told Brenner the 10' fence height would have to be approved by Zoning Board of Appeals. The 8' fence could be granted by the Planning Commission. Sheppard explained that barbed wire is not allowed in the C zone.

Discussion continued among the members.

Brenner asked the members for approval of the site plan based on the three conditions in question: fence height, water main and drive aisle width. He explained that Menards can then decide if they would like to complete the project.

**Motion** by Walsh supported by Campbell to approve the site plan contingent on meeting all requirements from the Planner (memo dated October 30, 2023) Engineer (memo dated November 27, 2023) and Fire Department (dated October 11, 2023) specifically as it relates to water main, drive aisle width and fence height. Motion is contingent on Zoning Board of Appeals approval or denial related to fence height and drive aisle width.

**Roll Call Vote:**

**Yes: Shabluk, Bellow, Schweitzer, Campbell, Walsh**

**No: Meier, Rosenbrock**

**Absent: none**

**Motion carried.**

**Motion** by Bellow supported by Walsh to include gate modifications approval per March 23, 2023, site plan submission, as mentioned in the motion above.

**Roll Call Vote:**

**Yes: Shabluk, Bellow, Schweitzer, Campbell, Walsh, Meier, Rosenbrock**

**No: none**

**Absent: none**  
**Motion carried.**

**Public Hearing Rezoning request**

**09-100-022-100-050-00**

1699 Midland Road

Kayla Dehaan & Gretchen Witherspoon

Gretchen Witherspoon, realtor presented the Planning Commission with the request to rezone 1699 Midland Road, from R1 to Commercial. The prospective buyer would like to open a day spa & salon for women, which would include nails services, massage, and skin care services. Hours would be 8 am to 5 pm, Monday through Saturday-Sundays closed.

Cindy Todd, Spicer Group, gave her review of regarding the request with special concerns to spot zoning.

Witherspoon told the members the parcel has been “commercial” for more than 40 years that housed a veterinary office.

Sheppard gave his review. He told the members the business has been closed for more than twelve (12) months.

Discussion continued among the members and Witherspoon.

**Motion** by Bellor supported by Shabluk to **deny** the request due to spot zoning, based on the recommendation of the Planner (memo dated November 29, 2023)

**Roll Call Vote:**

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

**No: none**

**Absent: none**

**Motion carried.**

**Public Hearing Special Use height request & Site Plan Review**

09-100-012-400-160-00

Monitor Properties, LLC.

Steve Aldridge/Rich VanDenver

Representatives from the project addressed the Planning Commission, specifically related to the roadway request, hotel project, special use request for hotel height.

Rich VanDenver, told the members, that the hotel phase would be phase one of the project. He explained that the restaurants, gas stations, etc. are individual stand-alone projects, which may be considered in the future.

Scherzer provided comment regarding the road. The road proposed, should be a public road rather than a private road. There is a water main concern, specifically looping into the existing main on Traxler Court.

VanDenver said they will have to decide on public or private roadway.  
Sheppard spoke of the difference between public and private roadways.

Discussion continued.

VanDenver discussed drainage, height, and wetlands.

Scherzer explained that he is reviewing drainage on behalf of the drain commission as well as the storm management plan.

Wheeler commented on parking requirements.

Bellor closed public hearing.

**Motion** by Shabluk supported by Schweitzer to approve the special use height request of 59 feet maximum, contingent on meeting all recommendations of the planner (memo dated November 28, 2023, engineering (memo dated November 20 & 21, 2023) and fire department (memo dated November 10, 2023) Monitor Properties must return for final site plan approval prior to building permit being issued.

**Roll Call Vote:**

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

**No: none**

**Absent: none**

**Motion carried.**

**Motion** by Walsh supported by Bellor to table the Monitor Properties site plan review.

**Roll Call Vote:**

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

**No: none**

**Absent: none**

**Motion carried.**

### **Public Comment**

Representative from Schauman gave an update on the previously proposed project (Cobblestone) on Two Mile and Midland Road. Their intent is to move forward with the condo/single family housing project pending any updates/changes to the Master plan.

### **Reports**

Cindy Todd distributed information regarding the master plan survey results. Results were reviewed and discussed among the group.

Bellor said he was pleased with the survey and thanked Spicer Group/Todd for the work that has been done so far.

**Proposed Zoning Amendment**

Discussion ensued regarding proposed language changes to Section 3.20.

**Communications**

**Campbell acknowledge receipt of Communications.**

**Motion by Walsh supported by Bellor to adjourn.**

**Motion carried.**

Meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Connie J. Schweitzer  
Secretary

CJS/djp