

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
March 5, 2024

The meeting was called to order by Chairman Jim Bellor at 6pm.

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

Members present: J. Bellor, , A. Shabluk, B. Walsh, J. Meier, E. Rosenbrock
C. Schweitzer
Members absent: B. Campbell-excused.
Also present: R. Sheppard, Attorney, J. Stewart, Spicer Group

**Motion by Shabluk , supported by Schweitzer to adopt the agenda as presented with the addition of flood plain and wetlands information.
Motion unanimously carried.**

**Motion by Bellor supported by Meier to approve the minutes of the regular February 6 & 20, 2024, meeting.
Motion unanimously carried.**

Public Input

Chairman Bellor opened public comment at 6:03 pm.

J. DeShano addressed the members regarding the property at 3332 Fisher for potential development.

Sheppard responded.

Bellor provided comment as well.

A resident asked questions regarding the property and zoning at 1699 Midland Road. They have an interest in opening a kennel/animal training facility at the location.

Sheppard explained that a kennel requires five (5) acres and would require AG zoning, along with other specific requirements. The parcel does not meet the requirements for a kennel.

Bellor provided comment.

Chairman Bellor closed public comment at 6:16 pm.

ITEMS FOR CONSIDERATION

Site Plan Review

09-100-M03-000-006-00

Vacant-Traxler Court

Rack Investments/Neil Spencer

Neil Spencer addressed the members presenting information regarding a proposed contractor rental facility. He explained that the interior will not be finished, pending prospective renters of the facility. A condition of approval will be to undergo an administrative review of the interior finishing to be completed by the planner, building official and fire chief.

Meier asked if the facility would be used for retail sales.

Sheppard commented on the Spicer review.

Stewart commented on the Spicer planning review.

Motion by Rosenbrock, supported by Walsh, to approve the site plan, pending a review of the plan to be submitted with the electrical permit, and meeting conditions outlined above regarding the interior finishing. Also, all conditions outlined in the Spicer Group reviews dated January 14, 2024, and February 26, 2024. As well as the Fire Department review dated February 20, 2024.

Roll call vote:

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

No: None

Absent: Campbell

Motion carried.

Master Plan

Stewart distributed updated maps from the workshop and topics for future discussions. She told the members that an additional workshop will be scheduled within the next few weeks.

Discussions

Meier questioned the storage facility building facility that opened at Wilder and Three Mile roads. He said the location is clearly in violation of the ordinance and asked if it has been addressed by the township.

Bellor stated that a letter has been sent to the property owner addressing the violation.

Communications

Schweitzer acknowledged receipt of Communications.

Motion by Walsh supported by Rosenbrock to adjourn.

Motion carried.

Meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp