

CHARTER TOWNSHIP OF MONITOR  
\*\*\**Corrected*\*\*\*  
PLANNING COMMISSION MEETING  
June 4, 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, R. Campbell, A. Shabluk, J. Meier, E. Rosenbrock,  
C. Schweitzer

Members absent: B. Walsh (excused)

Also present: R. Sheppard, Attorney, Spicer Group, D. Scherzer

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

**Motion by Campbell supported by Shabluk to approve the minutes of May 7, 2024  
Motion unanimously carried.**

**Public Input**

Chairman Bellor opened public comment at 6:02 pm.

Resident addressed the members regarding the rezoning of the parcel on Reinhardt Lane. He has a flooding issue on his property. The proposed development is the area he feels will have an overall impact on his property.

Resident addressed the members regarding the rezoning of the parcel on Reinhardt Lane.

Resident addressed the members regarding the sewer and drainage issues associated with the Reinhardt Lane proposed project. He is concerned about the type of development that would go into this area. Bellor commented on studies that would be required regarding drainage/flooding concerns if this project is approved.

Resident told the members he is opposed to the rezoning of Reinhardt Lane parcel. He is concerned about the type of development that would go into this area.

A resident who resides on Reinhardt Lane, north of the proposed development, strongly opposes the rezoning of the property due to the negative impact it will have on the neighborhood, flooding/drainage concerns, strain on existing systems, long term maintenance costs and traffic impact, etc.

Resident told the members of the concerns regarding flooding/drainage and impact that it would have on their existing homes.

A Resident expressed his frustration of not being able to find adequate housing for his mother. He told the members that there is not adequate, affordable housing in Monitor Township for the elderly.

Public input was closed at 6:29 pm

### **Public Hearing**

Amendments to Ordinance 67-Flood Plain Overlay

Sheppard provided input regarding the issues at hand to remove the flood plain zones from Ordinance 67. FEMA and EGLE have adopted a new flood plain regulations. ***This*** must be removed in local zoning ordinance ***in order*** to be compliant with the Federal government. A new freestanding ordinance must be adopted.

**Motion by Shabluk supported by Schweitzer to recommend to the Township Board to amend Ordinance 67, by deleting chapter 12, the flood plain overlay.**

**Roll call vote:**

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

**No: None**

**Absent: Walsh**

**Motion carried.**

### **Public Hearing**

Rezoning from R1 to R3

09-100-037-200-140-00

Reinhardt Lane

Andrew Miller-Harold Miller/DM Engineering

Bellor opened public hearing at 6:39 pm

Andrew Miller addressed the Planning Commission giving an overview of the proposed project and the need for Senior housing in Monitor Township.

A resident questioned the legal easement width requirements.

Sheppard responded.

Resident also commented on recent drawings made available regarding site plan review.

Sheppard responded and explained that if the rezoning is approved, the applicant would have to have a site plan review with engineered drawings. Those drawings would then be reviewed by the Drain Commission, Road Commission, and the Township engineer.

Shabluk asked Scherzer if the Reinhardt area is an area that was discussed in the new updated Master Plan, which is not yet completed.

Sherzer replied, “No” He explained to Shabluk that it is zoned R1, and no changes are planned . Scherzer explained that that the rezoning request has been initiated by the property owner, not the Township.

Resident questioned if an increase in law enforcement would be addressed if this project is approved.

Bellor responded.

Resident questioned the precedence regarding rezoning of other properties in the past and concern over rezoning before project approval, what factors are taken into consideration before approval.

Bellor responded.

Scherzer also provided input regarding project approval and the process that must happen.

Bellor responded, and explained it is a complex process for approval. Approval must be obtained from the Road Commission, Drain Commission, Fire Department, Township Planner, Township Engineer, Planning Commission, and the Board of Trustees.

Bellor reviewed the memo from the Bay County Road Commission, dated June 3, 2024, regarding drainage issues at the property.

Shavlik asked if a preliminary review could be conducted on the proposed project.

Sheppard explained that the Drain Commission have completed the review, (Memo dated June 3, 2024)

Scherzer also provided input regarding concerns and assured the residents that drainage issues will be addressed before any project is approved. He said the first step is to rezone the parcel, if rezoning is not approved, there is no need for further study on the project.

Bellor closed public hearing at 6:48 pm

**Motion by Schweitzer supported by Rosenbrock, to table the rezoning request until the applicant can obtain approval from the Drain Commission and the Road Commission, before considering rezoning the parcel. Re-notice of hearing must be issued.**

**Roll call vote:**

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

No: None  
Absent: Walsh  
**Motion carried.**

**Public Hearing**

Rezoning from R1 to R2 Plan Unit Development  
Butterleaf Condominium Development  
Midland Road & Two Mile  
Cobblestone Commercial Matt Schauman/MLR Engineering

Matt Schauman provided review of the proposed project, adjustments to the detention pond location and concerns addressed in engineering reviews.

Scherzer provided Spicer's review of the project, recommends approval.

Meier questioned future development for the Mill Pond Drain area.

Schauman responded.

Scherzer also provided input.

Bellor opened public hearing.

Sheppard commented that the Township will need to review all Condo Association documents. Sheppard also questioned the detention pond location; Schauman representative responded.

Phase 1 will be able to handle all water/drainage issues, according to preliminary study, Schauman said.

Sheppard questioned utility/power special assessment needs of the project.

Schauman stated he is aware of this and is working on it.

Bellor asked Scherzer about the ten conditions on the Spicer review that have been flagged for review.

Scherzer told the members that Schauman will need to respond in writing, addressing the issues flagged from the review.

Scherzer told Bellor they are working with Schauman to make minor modifications to the proposed plan.

Bellor closed public hearing.

**Motion by Bellor supported by Campbell to recommend to the Township Board the rezoning request, from R1 to R2 PUD, prior to meeting the ten conditions as outlined in the**

**Planning and engineering review dated May 30, 2024. Approval is Subject to the Planners administrative review, to confirm all conditions have been satisfactorily met.**

**Roll call vote:**

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

**No: None**

**Absent: Walsh**

**Motion carried.**

Site Plan Review

09-100-024-400-140-00

McLaren (Signature) Dental

Midland Road & Two Mile

Cobblestone Commercial Matt Schauman/MLR Engineering

Schuman provided review of the project.

He addressed concerns raised by the Planner.

Scherzer provided comment, specifically related to parking and landscaping proposals. Consensus was landscaping plan #1. Schauman confirmed that will be no building lights but there will be parking lot lights, complying with lighting requirements. There is proposed signage place on the building, but more details will be provided later in compliance with the signage ordinance.

Bellor commented on sidewalk requirements.

Scherzer commented. Recommendations to consider sidewalks but not required.

Meier commented on Reger subdivision and sidewalk requirements for that project.

Sheppard responded.

Discussion ensued among the members regarding sidewalks and locations.

Scherzer recommends approval contingent on meeting all conditions outlined in Spicer review dated May 30, 2024.

Schauman

**Motion by Rosenbrock supported by Shabluk to approve McLaren (Signature) Dental site plan based on the Spicer site plan review dated May 30, 2024, and contingent on meeting all outlined conditions. An administrative review will be done by the planner to assure all**

**recommendations are met, including sidewalks, landscaping, part of the development being in the special assessment district for lighting and drainage.**

**Roll call vote:**

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

**No: None**

**Absent: Walsh**

**Motion carried.**

**Motion by Campbell supported by Rosenbrock to adjourn.**

**Motion carried.**

**ZBA review-C. Schweitzer**

Schweitzer provided an update on the ZBA meeting of April 18, 2024-Accessory Building setback request. The request was approved as it complied with all requirements for approval.

Shabluk questioned the subject of sidewalks.

Bellor asked Scherzer if this should be addressed in the Master Plan.

Scherzer responded.

Meier questioned the sign at the Dentist office on Midland Road. It appears as if this was done without a permit.

Also discussed the storage building sales facility on Wilder Road. Discussion continued among the members regarding the enforcement of the ordinance. Members agree for the ability to enforce township ordinance and hold violators accountable. This needs to be addressed by the Board of Trustees.

Meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Connie Schweitzer

Secretary

CS/djp