

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
January 7, 2014  
RESCHEDULED to January 14, 2014 due to weather.

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

The Pledge of Allegiance was recited.

Members present: E. Arnold, J. Bellor, D. Darland, J. Frank, C. Hoyle, M. Morin,

Members absent: B. Campbell, excused.

Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner

**Motion by C. Hoyle seconded by J. Frank to adopt the agenda as presented.**

Motion carried.

**Motion by M. Morin seconded by C. Hoyle to approve the minutes of the December 3, 2013 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman Bellor opened and closed public comment at 7:02 p.m. with no one present to speak.

**Items for Consideration**

Mando North America Site Plan, 09-100-012-300-030-00

Planner Gradis reviewed the items on this second review of the Mando project. The building height was clarified on the plan and is satisfactory. Parking plans and calculations provided are satisfactory. The landscaping plan is extensive and is very acceptable. Two wall pak lighting fixtures will be placed on the expansion to replace the light poles which will be removed and they have also provided lighting cut sheets to the planner's satisfaction.

Planner Gradis recommends site plan approval as long as other agencies' concerns have been met, such as the Fire Department and the Township Engineer.

Chris Miller spoke on behalf of Mando America. The Township Engineer has recommended approval. The applicant will need to change the asphalt mix to one that is available locally.

The Fire Department needed clarification as to whether a door on the southwest corner would be considered an "EXIT" door and, if so, it would need to swing out. C. Miller said that this is a passageway access door and not an exit. He noted such on Chairman Bellor's plan and signed it. This will be kept in the file of record.

Other than requiring a Knox Box to be placed on the building, the Fire Department's concerns are met.

All concerns have been met.

**Motion by D. Darland to approve the site plan of Mando North America for 09-100-012-300-030-00 as presented; supported by J. Frank.**

Roll call vote:

Yes: Darland, Frank, Hoyle, Morin, Arnold, Bellor

No: None

Absent: Campbell

**Motion approved.**

#### Ordinance 52-U

Discussion held regarding references to township officials in the ordinance. Attorney Sheppard suggested that a definition of each position would solve the problem. This would also be easy to change or correct in the future if there are changes in the job titles.

E. Arnold thinks this is a good method and one that the township board is may be willing to accept.

Planner Gradis is to contact Jean to get present job descriptions and to write a fungible fluidic definition to cover all.

#### Proposed Amendments to Zoning Ordinance Chapter 16-Non-conformities

Discussion regarding lots of record that do not meet zoning and their ability to rebuild if damaged. Same footprint, proportional setbacks, etc. discussed.

Resident Don Mosher of 3700 2 Mile Rd. is the owner of the home behind Alpine Village where access is via an easement. Sale of their home was lost due to the present inability to rebuild on a non-conforming lot.

Commissioners reassured the Moshers that they were doing their best to correct that situation.

J. Frank said that the easement that the Moshers have is built on an old railroad right-of-way leading to coal mines.

New wording will be brought back at the next meeting for approval at which time public hearing will be set for the next meeting.

#### Communications

**Motion by J. Bellor supported by M. Morin to accept Communications.**

**Motion carried.**

**Public Input opened again at 8:02 pm.**

Joseph Mulders of 5700 4 Mile Rd. owns Great Lakes Storage at 5892 Two Mile Rd. There are four buildings already on that site. He would like to build a building in the middle for storage and an office. The Township does not have a copy of the original site plan.

Suggestions were given for finding the original engineering company and possibly being able to find an original site plan. He may also check with the register of deeds office. Mr. Mulders was advised that the requirements for building may be quite a bit different than they were when this was built and he may need to meet those additional requirements.

Public Input closed at 8:16 p.m.

**Proposed Amendments to Zoning Ordinance Chapter 16-Nonconformities--Fences.**

Planner Gradis provided sample fence ordinances from similar townships for reference. Commissioners will look them over and discuss at their next meeting.

**Motion by C. Hoyle supported by D. Darland to adjourn.**

**Motion carried.**

Meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw