

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
November 5, 2014

The meeting was called to order by Chairman J. Bellor at 7:01 p.m.

The Pledge of Allegiance was recited.

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

Members absent: J. Frank

Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

**Motion by C. Hoyle seconded by R. Campbell to adopt the agenda as presented.**

Motion carried.

**Motion by M. Morin seconded by C. Hoyle to approve the minutes of the October 7, 2014 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman Bellor opened and closed public comment at 7:03 p.m. with no one present to speak.

**Items for Consideration**

Kawkawlin Community Church Special Use Permit and Site Plan Review 09-100-K10-018-001-00

Planner Lippens reviewed the requirements for special use and recommend that special use be approved provided that the site plan is approved by the Planning Commission.

Public hearing opened and closed at 7:05 p.m. with no one coming forward to speak.

**D. Darland moved to approve the Special Use Permit for Kawkawlin Community Church with conditions #1 and #3 of McKenna's letter of October 13, 2014 those being #1) "The site plan is approved by Planning Commission, and #3) Permits and approvals of other agencies and departments are obtained by the applicant." Supported by C. Hoyle.**

Roll call vote:

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

No: None

Absent: Frank

**Motion carried to approve special use permit.**

Planner Lippens reviewed the site plan application. With this site plan they are bringing the site into compliance with the current zoning ordinance. McKenna's recommendation is to approve the site plan.

Approvals have been received from the Drain Commission and the Engineer (Spicer). The Fire Department letter of October 27, 2014 noted that there was no second emergency egress from the

upper levels. They also asked to see an exit leading out of the basement and that a fire alarm system be added.

Jay Wheeler from Kibbe & Associates spoke as representative for Kawkawlin Community Church. The project architect discussed the concerns with the fire chief and they have reached agreement.

**D. Darland moved to approve the site plan for Kawkawlin Community Church, 09-100-K10-018-001-00, with conditions as mentioned in October 23, 2014 McKenna letter being that the Monitor Township Fire Chief and Township Engineer give final approval in letter form to the Township. Supported by R. Campbell.**

Roll call vote:

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

No: None

Absent: Frank

**Motion carried to approve site plan.**

Kerkau Expansion Project Site Plan Review 09-100-V07-000-031 (32, 33)-00

Planner Lippen reviewed the plan of Kerkau to add two new warehouses with office building components on Lots 31-33 of Valley Technology Park. One of the buildings would be about 36,000 sq. ft. and the other 70,000 sq. ft.

McKenna recommends approval from a planning perspective with the conditions that two additional ADA spaces be added, the landscape plan table is corrected, an additional 132 shrubs or 33 trees be planted to complete the required greenbelt, and the applicant address any comments received from the Township Building Department, Fire Department and County and State Agencies, as necessary.

The engineering review from Spicer dated October 28, 2014 noted several issues with the storm water as it is proposed so does not recommend approval at this time.

The Fire Department has also recommended some modifications to the site plan and concur with Spicer's note regarding the water main.

Discussion regarding request for larger waterline when existing waterline is in the park.

Greg Turner of Pumford Construction spoke on behalf of Kerkau. The owners of Kerkau, Hal Baldauf and Laura Horney and plant manager Tom Nelson were in attendance. Turner noted that there is an existing 8" pvc waterline throughout the park. The issues are being discussed and resolved with Spicer and the Fire Department.

E. Arnold noted that the water district for that area is Monitor II and if there is an easement it will be deeded to the Township.

The applicant will start with the north building. If they are not able to start the second building within a year, they are aware that they would have to come back to the Planning Commission and start the approval process over when they are ready to build.

D. Darland asked for the shrub to tree ratio if Kerkau would choose to plant more trees than shrubs and that ratio is 1:4. Pumford will work with the planner and meet the requirement of the ordinance.

Mr. Turner had an aerial view and gave an overview of the planned expansion and future development. The old lumberyard building that is currently being used on Midland Rd. would be vacated and the Kerkau operations there would be moved to the new site.

Adequate record in writing from the Fire Department and Spicer Engineering will be required to approve this plan. G. Turner acknowledged that he understands what is required.

**D. Darland moved to table Kerkau site plan until the December 2, 2014 meeting. Seconded by M. Morin.**

Roll call vote:

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

No: None

Absent: Frank

**Motion carried to table.**

#### Draft Ordinance of Residential Use in a Commercial Zone Public Hearing

Public hearing was opened and closed at 8:15 p.m. with no one wishing to speak.

Discussion.

**Motion by D. Darland to recommend the draft ordinance amendment for Residential in a Commercial Zone to the Township Board for adoption, supported by C. Hoyle.**

Roll call vote:

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

No: None

Absent: Frank

**Motion carried to recommend to the Board.**

#### McKenna Annual Report

**D. Darland moved to approve the 2014 annual report from McKenna and forward it to the Township Board for approval. Supported by C. Hoyle.**

Discussion updating the report.

Roll call vote:

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

No: None

Absent: Frank

**Motion carried.**

#### Reports

**Motion by Campbell supported by Hoyle to accept Reports. Motion carried.**

#### Communications

**Motion by Campbell supported by Hoyle to accept Communications. Motion carried.**

**Motion by Hoyle supported by Morin to adjourn.  
Motion carried.**

Meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw