

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
December 3, 2013

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, B. Campbell, D. Darland, J. Frank, C. Hoyle M. Morin
Members absent: None
Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner

Motion by R. Campbell seconded by J. Frank to adopt the agenda with the addition of "Lots of Record" and the "2013 Annual Planning Commission Report."
Motion carried.

Motion by C. Hoyle seconded by M. Morin to approve the minutes of the November 5, 2013 regular meeting as presented.
Motion carried.

Public Input

Chairman Bellor opened and closed public comment at 7:04 p.m. with no one present wishing to speak.

Items for Consideration

Amson Dembs/Mando Amercia Corp. 09-100-012-300-030-00, 3933Monitor Rd Site Plan Review
Chris Miller representing Amson Dembs spoke about the planned addition to the rear of the former Wade Trim building.

Planner Gradis highlighted the McKenna review dated November 26, 2013. His understanding is that it is going to be an automotive engineering office use with auto testing. After discussion with the applicant, Planner Gradis determined that there are two components that will apply to determining whether the use is suitable for a commercially-zoned location. The first is the professional office. With the testing that will be done on the vehicles it sounds like there will be no work done on the drive train and no work done with oils. The closest thing we have in the ordinance is Vehicle minor repair which is an accepted use. Although there isn't really repair happening here, it is the closest we have and believe that it fits with this location and complies with our master plan.

Items that need to be noted on the plan are the height of the structure and the number of parking spaces. The applicant made parking calculations based on warehousing which is not appropriate for this site. Parking should be sufficient, but new calculations should be made to make sure.

The Fire Department and Township Engineering concerns would need to be addressed for approval. Planner Gradis noted six items to be addressed in his review dated November 26, 2013.

Arnold is asked to express this to the Board and ask if the budget can be amended for these professional people to bring the ordinance up to speed.

E. Arnold feels that the professionals are the ones that have confused the ordinance and that the we as laymen should be making decisions that make sense for us.

Chairman Bellor would like the professionals to provide us with the materials we need for us to make a decision.

E. Arnold is asked to bring the following to the Board: How much more will the Board increase our funds in order to allow to do what we need to do. The next thing is to Michael. We already know the issues that we have had in 2013. We know those are the things we need to address. Fencing is a huge problem in this community and we need to put a little common sense to that. Let's say it will cost \$5000 for these two to do their homework. So, it comes back to us and it's agreeable to what we want to do and we send it to the Township Board for adoption, not to the Board asking if we can do it. We have a group of intelligent people in here that can make that decision for the good of the township with the direction of these two people. Apparently the township wants us to have a meeting among ourselves, so before that starts, we need to come up with a list of things that we have issued in 2013 that are problems. Those are the things we need to take issue with.

D. Darland feels that both views are correct. We should be making our own decisions, but the professionals could save us hours and hours. We then review it with common sense. We can't blame the attorney and planners because we approved it.

Chairman Bellor expressed his concern about approving plans with multiple conditions. If there are more than a couple of issues, it should be tabled.

When there is an existing building on a property, the Commissioners would like to have that file available as well as the current applicant file.

Reports

Communications

Motion by E. Arnold supported by M. Morin to accept Communications. Motion carried.

**Motion by C. Hoyle supported by E. Arnold to adjourn.
Motion carried.**

Meeting was adjourned at 9:10 p.m.

Respectfully submitted,



Dan Darland
Secretary

DD/jw