

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
February 7, 2012

The meeting was called to order by Chairman J. Bellor at 7:00 p.m.
The Pledge of Allegiance was recited by all.

Members present: J. Bellor, B. Campbell, D. Darland, M. Morin, Earl Arnold, C. Hoyle
Members absent: J. Frank
Also present: R. Sheppard, Planning Attorney, J. Jackson, Planner
Bill Bartlett, DDA Chairman, Paul Drzewicki, McDonald's

Motion by Campbell supported by Darland to excuse J. Frank from the meeting. Motion carried.

Motion by Campbell seconded by Hoyle to adopt the agenda as corrected. "Signing the oath book" was removed as the book was not at the meeting.
Motion carried.

Motion by Morin seconded by Hoyle to approve the minutes of the January 3, 2012 regular meeting as presented. Motion carried.

Public Comment/Input

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

Items for Consideration

COPOCO Request to Rezone Lot 2 of Valley Center Tech Park

There is a letter from the Road Commission stating that they have vacated their right-of-way of the vacated portion of Straits Drive to Monitor Township. This adjoins Lot 2, but will not affect the request for rezoning because Lot 2 and the vacated portion of Straits Drive were noticed out for rezoning. And it won't affect the site plan when it comes in because Mr. Bartlett indicated that there is a sanitary sewer line on the property line so the credit union will have to build the structure far enough away from the vacated portion of Straits. Sheppard will talk to the DDA attorney, Mr. Darbee, sometime in the next week and try to reconcile how this vacation of the street will be perfected. This will be done by the DDA although the Township will be a player since this portion was vacated to the Township.

There was discussion regarding rezoning of the Mackinaw Rd. frontage of the Industrial Park. Mr. Bartlett noted that the DDA would be in favor of rezoning both sides of the road in that area Commercial.

Mr. Bartlett noted that Central Michigan Railroad owns Lot 2 of Tech Park and they have a purchase agreement signed with COPOCO Credit Union. There is a gas station and restaurant on the east side of the street. Commercial on the east side ends north of the gas station.. COPOCO would like to build this spring, if possible.

Public hearing opened on the request to rezone Lot 2 of Tech Park from I-1 to Commercial. Mr. Drzewicki, owner of McDonald's, said that he would find it very convenient to have a bank or credit union across the street from his business. Public hearing closed.

Motion by Darland supported by Campbell to recommend to the Township Board the rezoning of Lot 2 of Valley Center Technology Park from Industrial to Commercial which would include the vacated portion of Straits Dr. immediately south thereof.

Roll call:

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

No: None

Absent: Frank

Motion carried.

Master Plan

Planner Jackson noted that State law mandates that we update the Master Plan every five years. There have been changes to the State act that require that we have things in the plan like a capital improvement plan which we have to a certain degree in our existing plan and a Complete Streets plan. Jackson had submitted an itemized list with an estimate by category last year for about \$7500 which is the planner's recommendation.

At a minimum the Planning Commission needs to look at the plan and see if it is still relevant and put it on record that it is still valid. If you don't do that and you get a controversial rezoning or special use case or something like that, the first thing the planner does is see that it is consistent with the master plan. If it is not, that is one of the reasons for denying the project and it goes to court. If the applicant says that the master plan is out of date, the court is going to throw it out as not a relevant document.

Updates done in increments cost less than waiting until an entire new master plan is needed.

Discussion.

Hoyle moved to adopt the Master Plan review and cost estimate as presented by McKenna on December 7, 2010 along with the Complete Streets amendment and request a budget adjustment for Planning Commission as required by the Township Board. Supported by Campbell. Motion carried.

Reports

Sheppard noted a letter from Attorney Austin regarding a seminar on the Michigan Medical Marijuana law. There was very little clarification given.

There was some discussion regarding Harold Miller's Batschke project, but as this wasn't on the agenda, no action was taken.

Communications

Motion by Darland supported by Bellor to accept Communications.

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

Meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw