

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
March 5, 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 D. Darland seconded by J. Frank to adopt the agenda as presented.**

Motion carried.

**Motion by M. Morin seconded by R. Campbell to approve the minutes of the January 2, 2013 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman Bellor opened public comment at 7:03 p.m.

Kate Cardinali of 3763 Four Mile Rd. owns a 14 acre property adjacent to I-75 which is zoned AG. She would like to develop a small wedding venue on her property. She has spoken with the Health Department, Building Department and Fire Department about requirements for building a second facility to house proper bathroom facilities, etc. She is asking the Planning Commission for a definition of special use on AG property. This would be similar to other places that have weddings and receptions like governmental buildings with halls, golf courses which have banquet centers, parks that have pavilions, churches which also have halls. She is looking to fall under the same special use. She currently has a barn that is 36' x 48'. They would like to erect a second barn that would be 40' x 50'. This would be used seasonally, May through September. The occupancy on their current barn would be 100 so it would be a small venue.

Attorney Sheppard noted that the last time someone came in for an AG Special Use permit, it was sent to the Zoning Board of Appeals which interprets the ordinance so he is reluctant to give any type of preliminary approval or disapproval unless it fits within the enumerated uses. If she wanted a similar use or analogous use then that should go to the ZBA for determination. Members of the Planning Commission concurred with having her go to the ZBA for a ruling.

Public Input was closed at 7:10 p.m.

**Items for Consideration**

**Signing of Oath Book**

Attorney Sheppard swore in E. Arnold, R. Campbell and C. Hoyle to another term of office after which they signed the oath book.

**Rauschert Special Land Use Public Hearing Dismissal 09-100-032-300-010-00**

**Due to the property being sold without need of land division, J. Frank moved to deny the special use request for land division. Supported by C. Hoyle.**

Roll call vote:

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

No: None

Absent: None

**Motion carried.**

Enbridge Site Plan Review

Planner Gradis reviewed the plan of Enbridge to build a larger building where they had demolished a previous structure. There are no predicted conflicts with this use and it does meet the setback requirements for the district (I). No increase in parking is expected and there is plenty of room on site to move around the buildings.

There is a buffer strip of evergreens that run along the west side of the property line and that is required by the ordinance when an industrial district abuts a lesser district, in this case agricultural, so we would request that the applicant provide a similar buffer along the west property line approximately 100 feet long because the building will have about 100 feet of frontage facing the west.

The applicant didn't see a problem with that request.

The other requirements would be to obtain final approval from the Fire Department, the Building Department and any County, State, or National agencies that are required to review this type of use. We would like copies of those approvals on file with the Township.

Mr. Eric Wegner is new with the company and doesn't know why this project was started without the required approvals and permits. Mr. Wegner apologized on Enbridge's behalf for the oversight of not getting approvals before starting.

**Motion by Darland to approve the site plan for a new 100' x 28' x 24' pump house for Enbridge replacing a 72' x 28' x 20' building at 09-100-010-300-040-00 with the addition of a buffer strip of evergreen trees a least five (5) feet in height for a length of one hundred (100) linear feet along the west property line. Supported by Morin.**

Roll call vote:

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

No: None

Absent: None

**Motion carried.**

Freeway RV, Inc. Change of Use 200 S. Huron Rd., Kawkawlin 09-100-001-100-090-01

Planner Gradis reviewed the McKenna letter dated February 27, 2013. The applicant is requesting the addition of an RV sales area in front of the present oil change area to this Commercially-zoned property. There is also a car wash on this site. The initial concern about the proximity of the west sales area to the right-of-way was resolved by the applicant who has chosen to expand the existing 3900 sq. ft. sales area in order to remove vehicles from that front area and that is sufficient for our approval. The applicant agreed to provide bumper blocks to assist in delineating the customer/employee parking from the actual display area. A couple of other parking modifications were

requested and the applicant has complied. The height of the dumpster screening wall and gate materials has now been supplied and, since there was not an enclosure for trash previously, this will bring it into compliance.

A sign permit will be required for a new sign. There is no change in lighting for this site so lighting was not reviewed. RV sales require approval from the State so we request a copy for our file when it is received.

The applicant supplied 11 x 17 copies of the updated site plan for commissioners.

**Motion by D. Darland to approve the change of use and site plan approval to add RV sales to 200 S. Huron, 09-100-001-100-090-01 as submitted on the plan dated March 5, 2013. Supported by J. Frank.**

Roll call vote:

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

No: None

Absent: None

**Motion carried to approve.**

### **Reports**

**Motion by J. Frank supported by R. Campbell to receive Reports. Motion carried.**

Planner Gradis also reported that the Master Plan Draft was approved by the Township Board and notices have been sent out for public comment.

### **Communications**

**Motion by R. Campbell supported by J. Frank to accept Communications. Motion carried.**

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

**Motion carried.**

Meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw