

Charter Township of Monitor  
REGULAR PLANNING COMMISSION MEETING  
March 6, 2012

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

Pledge of Allegiance was recited by those present.

New Building Inspector, Dave DeGrow, was introduced to the Planning Commission.

Members present: J. Bellor, J. Frank, B. Campbell, D. Darland, M. Morin, Earl Arnold, C. Hoyle  
Members absent: None  
Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner; Dave DeGrow, Monitor Building Inspector

**Motion by Darland seconded by Morin to adopt the agenda as presented.** Motion carried.

**Motion by Campbell seconded by Hoyle to approve the minutes of the February 7, 2012 regular meeting as presented.** Motion carried.

**Public Comment/Input**

Chairman Bellor opened public comment at 7: 02 p.m. Rob Satkowiak of 4608 Two Mile Rd., and Jackie Campbell of 3342 Fraser Rd. asked about the possibility of putting up an indoor soccer complex on North Union between Monitor and Two Mile Rd. on a 20 acre parcel next to Crossroads Subdivision.

Sheppard explained the situation that the property is in. It is zoned AG and is abutted by Residential. There is no water or sewer at the site as those utilities end at the adjacent subdivision. There is a possibility that a soccer complex could be considered a recreational facility in AG by special use permit much as golf courses are.

There was much discussion about water and sewer. Sheppard suggested that their facility consultant check to make sure that the water and sewer in Crossroads is in the public right-of-way. DeGrow asked about long term plans for expansion.

**Motion to close public *input* at 7:17 pm. By Darland supported by Frank. Motion carried.**

**Items for Consideration**

Michigan Sugar Tare Room Expansion, 09-100-038-200-710-00, 2600 S. Euclid

Jim Martin, Director, Bill Thayer from McMillan Associates and Robert Hite a Monitor Sugar Mechanical Engineer for the project were present.

The desire is to add three more bays to the beet sample unloading area on the existing building.

J. Jackson, McKenna planner, gave a summary of their review. It's an addition of less than 3000 sq. ft. in the middle of their site. The building meets all setback requirements. They are not modifying any parking areas. From a zoning standpoint, it meets all the ordinance requirements.

Jackson asked what they saw as the increase in truck activity since they will be centralizing their sampling area to this site. With the total number of trucks that normally travel to this site, truck traffic would only increase a small percentage.

Michigan Sugar representatives will arrange to meet with the fire chief to answer the questions he raised in his review of the plan.

Inspector DeGrow noted that the Township had a pre-construction meeting that included the three Township executives, the fire department, all the inspectors, and Michigan Sugar. The group had no objection to this addition and concur with the planner that it has no adverse affect on the Township or to that site.

**Motion by Morin, supported by Hoyle, to approve the site plan for Michigan Sugar Tare Expansion project at 2600 S. Euclid Ave. 09-100-038-200-710-00.**

Roll call vote:

Yes: Darland, Hoyle, Morin, Bellor, Campbell

No: None

Abstention due to possible financial gain: Arnold, Frank.

Motion carried.

**Reports**

There was an update from the Building Inspector in regard to the Miller project. It will be on the Agenda for the April 3<sup>rd</sup> meeting.

Sheppard noted that the recommended rezoning of the Tech Park Lot #2 has met with some scrutiny. However, he received a fax from Attorney Austin stating that it was *permissible* to expand the commercial zone from across the street even though the Master Plan does not specifically have that lot as commercial. A copy of the letter from the owner of the property is now in the file.

Arnold noted the following areas in the zoning ordinance as he feels it applies to an indoor soccer complex: 5.02(d) refers to athletic *ground*; 5.03 refers to height; and 2.10 would refer to amusement/commercial.

Sheppard noted that the new Building Inspector has suggested some changes to the ordinance.

**Communications**

Communications accepted.

**Motion by Hoyle supported by Campbell to adjourn.** Motion carried. Meeting adjourned at 8:15 pm.

Respectfully submitted,

Dan Darland, Secretary

DD/jw