

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
May 7, 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, C. Hoyle M. Morin,

Members absent: J. Frank

Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner

**J. Frank excused as he is planting.**

**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 March 5, 2013 regular meeting as presented.**

Motion carried.

**Public Input**

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

Ron Schauman of Schauman Development explained the problem he has had with engineering the sewer and water lines for the proposed Holly Springs subdivision and the need to re-route. The revised plans have been resubmitted to DEQ, Bay County Road Commission, etc.

Sheppard feels that the changes are administrative since the only change to the plan will be in the right of way. The plans will need to be approved by the township engineer and we will need 'as built' when it is complete. The Township Board will get the plans for final approval.

Much discussion was held regarding ownership of the barn that is on the property. Sheppard said that the subdivision can be built right up to the barn and the dispute over the barn will not delay construction.

Edward Goulet of 916 Townline zoned AG wants to build an attached garage, but he has too many buildings on his property. He needs a variance or special use permit regarding accessory buildings. The Commission advised him to file for a special use permit.

Public Input closed at 7:28 pm.

**Items for Consideration**

**Motion by C. Hoyle supported by E. Arnold to note that the Planning Commission has reviewed the conflict of the sewer line and determined that Mr. Schauman does not need to submit a new tentative preliminary or final preliminary plat review for Holly Springs**

**subdivision 09-100-023-200-210-00. The Commission recommends that the matter be approved by the township engineer administratively and that a conforming print be filed with the township to ensure that we have current prints of the changes.**

Roll call vote:

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

No: None

Absent: Frank

**Motion carried.**

Garpiel Landscaping, 09-100-00-300-080-02 504 Midland, Special Use

Rob and Joe Garpiel explained how they came to purchase this property and brought pictures showing how it looked at the time of purchase. They thought that they were following what needed to be done, but were made aware of things that they hadn't known about like fence location and barbed wire by the building inspector, Mr. DeGrow.

Based on what they saw when they purchased, they didn't see a significant change of use. Joe has a degree in landscape design from Michigan State and they are hoping to showcase their product on this site with the township's approval. The surrounding zoning is AG to the north and south, Commercial to the east and Industrial to the west and northwest. They will be selling services, not product. There will be no decomposing material stockpiled at the site.

Planner Gradis discussed the plans submitted. They would like to add a 651 sq ft addition to the current 1750 sq. ft. building. In addition, the landscaping is extensive and nicely done.

The township has to look at the use. There would be office space in the building. Vehicles would be stored on site. There would be one pile of topsoil and one pile of mulch since this is kind of a regional substation for the company.

All of the uses described would be allowed in the C district. To the east there are single family homes that are zoned Ag with Residential use. There shouldn't be a negative impact on the area in regard to use.

In regard to use, McKenna believes that the use should be approved.

Another issue is expansion of a non-conforming building because the west property line setback is 25 feet versus the required 40 feet. Elevations of the building will be needed as it will look with an addition. Planner Gradis would like to see something done to prohibit soil and mulch from blowing off-site. At the moment barbed wire fences are not allowed in C district. He recommends that the fence be moved in 15' from the property line because they are abutting different zoning districts. An evergreen screen on all sides is recommended. One handicap parking spot would be needed and commercial properties are usually required to have paved parking.

Darland questioned why this parcel could not be rezoned Industrial since it abuts industrial property. Discussion regarding zoning, rezoning, conditional zoning, screening, fencing, etc. The barbed wire fence, set backs, buffer in rear yard, outdoor storage are all issues.

**Motion by Arnold to table Garpiel's request for a special use permit at 504 Midland, 09-100-020-300-080-02, until the June meeting. Support by Darland.**

Roll call:

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

No: None

Absent: Frank

**Motion carried to table.**

Bayfield Assisted Living Landscape Plan update

Bayfield dropped off an updated landscape plan that includes a pergola and wondered whether it was necessary to file and pay for another plan review. The attorney and planner noted that the ordinance only requires the minimum landscaping. It was approved knowing that they would be coming back with a more extensive plan. As long as the updated plan is on file with the township, we are ok.

Discussion in regard to barbed wire

E. Arnold will ask the Township Board for direction at their next meeting.

Master Plan Approval and Public Hearing Date

Public Hearing is set for the June 4, 2013 meeting on the Master Plan. Planner Gradis will send out the notices and send the public hearing language to the Clerk for publication.

Reports and Communications

Campbell moved to accept Reports and Communications. Supported by Darland. Motion carried.

Motion by Hoyle supported by Darland to adjourn.

Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Dan Darland

Secretary

DD/jw