

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
May 1, 2012

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

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

**Motion by Hoyle seconded by Campbell to adopt the agenda as presented.**  
Motion carried.

**Motion by Frank seconded by Hoyle to approve the minutes of the April 3, 2012 regular meeting as presented.**  
Motion carried.

**Public Comment/Input**

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

Mr. Don Jones of 3473 Clover Lane is the only property adjacent to the proposed variance for Mr. Miller. He is adamant that Mr. Miller need not tear down a part of that building in order to comply with a variance that should be issued. He is the only one that can see that property and doesn't feel that any property values are affected.

**Motion by Campbell supported by Morin to close Public Comment.**  
**Motion carried.**

**Items for Consideration**

Jackie Campbell Sports Complex Special Use Application 09-100-024-200-020-00

Present: Jackie Campbell, Developer; Rob Satkowiak, Land owner; John Billette, Engineer

The applicants have requested permission to open a soccer complex on a 20 acre site on North Union Rd. It would consist of a large building that is just over an acre in size as well as two outdoor fields.

Planner Jackson presented a verbal report covering the written report from McKenna dated April 24, 2012. Based on the Special Use Analysis, the proposed use is not going to have significantly more negative impacts than any other non-residential use that is permitted in the Agricultural district.

McKenna's review recommends that the Planning Commission approve the request for special land use subject to the applicant addressing all site plan issues to the satisfaction of the Planning Commission.

Darland asked about other uses. Jackson said that no other uses would be allowed with this application. Jackson defined a Sports Complex as a facility that accommodates athletic activities. They are asking for a Special Use which means it is limited to the use that they are requesting and the site plan that they are submitting in conjunction with that use.

Attorney Sheppard noted that a Special Use does not follow the property, it follows the owners and allows for conditions to be place on that use.

This is for sports events only. There were concerns voiced about other events which might be held there.

Jackie Campbell explained the intent to have small soccer fields, tennis, and gymnastics, more of a training center for practice in the winter. There would be concession stands and league play. There is no plan besides warm-up for the outdoor field.

John Billette is the civil engineer that is preparing the preliminary site plan. There is a great need for a facility like this in the area and there are a lot of unknowns at this point.

Her intent was to know if Monitor Township would welcome her and if it was feasible to put it on this site. There is a lot of room on the site if the need changes for more parking, etc.

There was much discussion regarding the types of events that might be held in the facility or what might trigger a need for them to come back for a revision for special use.

Public Hearing opened at 7:58 p.m. Harold Miller owns a residential subdivision near this proposed facility and he supports it as a sports complex. Dave DeGrow, the building official, said that he felt the power lines alongside this property would keep it from being used as a subdivision and, other than keeping it agricultural, this seems to be a good use for this property. Public hearing is recessed until next month by unanimous decision.

~~**Motion by Hoyle supported by Darland to give tentative approval of the proposed sports complex subject to a site plan with all of the requirements of the planner, engineer, and fire department, and subject to a more complete definition of the sporting events that the applicant may wish to be held at this facility being submitted and approved by the planning commission in a final special use permit approval.**~~

~~Roll call vote:~~

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

~~No: None~~

~~**Motion carried.**~~

Copoco Credit Union Site Plan Review 09-100-V06-00-002-00

Present: Jess Fitzgibbon, Design Contractor

A colored schematic was displayed.

Planner Jackson noted that the property was recently rezoned to Commercial and he summarized his review letter dated April 24, 2012. Some of the concerns have already been addressed. The plan is very well laid out and ingress and egress is well planned. There are a few issues that still need to be addressed such as landscaping, signage, lighting as well as any issues the Engineer or Fire Department might have.

Presentation by Jess Fitzgibbon representing Consumers Power Company as the design build contractor which is Gerace Construction Company. There will be some closed storm sewer structures that will tie into existing storm sewer/storm water and then there will be some street grading directly into those as well.

The other issues noted in reviews will be completed once they know that the project is approved.

Mr. DeGrow has no objections to what has been submitted.

Attorney Sheppard commented on a Fire Department review received today that the applicant may not have seen yet. The note regarding possible future expansion needed clarification.

**Move to table until the concerns of the Township engineer, Fire Chief, and the concerns outlined in the McKenna letter dated April 24, 2012 are addressed and shown on the site plan. Motion by Darland supported by Frank. Motion carried.**

Harold Miller/Batschke Special Use Public Hearing 09-100-037-400-050-00

Present: Harold Miller

Site plan was received too late to be reviewed.

**Motion by Morin supported by Frank to table and recess the public hearing until the June 5, 2012 meeting. Motion carried.**

**Motion by Arnold supported by Frank to take a ten minute recess at 8:26 p.m. Motion carried.**

Meeting was called back to order at 8:35 p.m. by Chairman Bellor.

#### Sign Ordinance

A memo from the Board regarding direction for reviewing the sign ordinance was received and each of the following items was discussed.

- 1) Generally, the sign ordinance is working well and there is no need to regulate the maximum sign height with a terminal date.
- 2) No moving signs (defined and prohibited)
- 3) Improved definitions at the beginning of the chapter for wall, ground, pole, tower and roof signs, as well as a definition for electronic message boards.
- 4) Remove any inconsistencies.
- 5) Review arguments pro/con for LED change from four hours to between 10-30 seconds and determine the legality of regulating gas price changes.
- 6) Specify the need to have dimmer controls on any electronic message boards.

#### Master Plan

**Motion by Hoyle supported by Campbell to have a special meeting to discuss the Master Plan on May 29, 2012 at 6:30 p.m. Motion carried.**

#### Communications

**Motion by Campbell supported by D. Darland to accept Communications.**

**Motion by Hoyle supported by Frank to adjourn.**

Motion carried. Meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw