

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
June 3, 2014

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, R. Campbell, D. Darland, C. Hoyle, M. Morin
Members absent: J. Frank -excused
Also present: R. Sheppard, Planning Attorney; P. Lippin, Planner

Motion by M. Morin seconded by C. Hoyle to adopt the agenda as presented.

Motion carried.

Motion by R. Campbell seconded by C. Hoyle to approve the minutes of the May 6, 2014 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened and closed public comment at 7:01 p.m. with no one present to speak.

Items for Consideration

Holly Springs Subdivision Tentative & Preliminary Plat Approval, 09-100-023-200-210-00

Mr. Schauman gave a short history. This is the same site plan as presented before. Due to economic conditions it was held back. Mike Rybicki from MLR Engineering is the new engineer. The sewer, water, and storm sewer are in the ground. The roads are being cut now.

The barn issue has not been settled yet, however, Mr. Schauman and his attorney have been pressing the homeowner for a meeting with the Township and all attorneys to resolve the issue of ownership. According to the deeds it appears that Mr. Schauman owns the area of the barn. After all is settled, Mr. Schauman will include the barn area and the strip of land as part of the plat.

No matter what, the barn is in violation and must go.

Planner Lippin reviewed the letter from McKenna dated May 28, 2014. There was discussion on sidewalks and a pedestrian easement to "future" development east of the Mill Pond Drain. Mr. Schauman suggested that the utility easement could also be listed as a pedestrian/utility easement for possible future use.

Discussion regarding a sidewalk on one side or both sides of the street. The Planning Commission's preference is to only require a sidewalk on one side of the street.

Landscaping details are done though not included with the submitted drawings this time.

Motion by C. Hoyle to set public hearing for Holly Springs Subdivision for the July 1, 2014 Planning Commission meeting. Supported by R. Campbell.

Motion carried to set public hearing.

Mando America Site Plan Amendment, 09-100-012-300-030-00

Chris Miller with Amson Dembs Development spoke on behalf of the Mando America project. The request is to add more parking spaces and a drive-around driveway. The dumpster is being moved and there are changes being made to landscaping.

E. Arnold noted that Planning Commission only approves the location and size of the sign not the appearance or materials.

Planner Lippen reviewed the McKenna letter of May 23, 2014. He noted that parking spaces in front of the garage bay are allowed but not counted with the required number.

Landscaping changes have arborvitae for the original burning bushes which is an acceptable substitution.

R. Campbell moved to approve the site plan amendment as submitted for Mando America/Halla 09-100-012-300-030-00. Supported by M. Morin.

Roll call vote:

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

No: None

Absent: J. Frank

Motion carried to approve site plan.

Reports

Living Quarters Above Commercial Businesses

The Board submitted comments on living quarters above a commercial business. Attorney Sheppard noted that the easiest way will be to make it a special use permit in a commercial zone, specifically Salzburg. The questions that the Board brought up would be part of the review process.

Planner Lippen said that there are models to transition from Residential to Commercial.

Discussion regarding safety.

Planner Lippen will come back with a draft ordinance.

Great Lakes Storage, 09-100-036-400-052-00

The print has been signed.

Communications

Communications accepted.

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

Motion carried. Meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw