

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
July 1, 2014

The meeting was called to order by Chairman J. Bellor at 7:01 p.m.

The Pledge of Allegiance was recited.

Members present: E. Arnold, J. Bellor, R. Campbell, D. Darland, J. Frank, C. Hoyle, M. Morin

Members absent: None

Also present: R. Sheppard, Planning Attorney; P. Lippen, Planner

Motion by M. Morin seconded by R. Campbell to adopt the agenda as presented.

Motion carried.

Motion by R. Campbell seconded by J. Frank to approve the minutes of the June 3, 2014 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened public comment at 7:01 p.m.

Richard Zuchnik of 2318 Midland Rd. asked if there would be a secondary entrance to the Holly Springs subdivision with the expansion. Mr. Schauman said that there isn't anyplace to put a second entrance due to Mill Pond Drain.

Mr. Zuchnik noted that the street light was removed at Westview Dr. and Midland Rd. during road construction and has not been replaced.

Gary Gellise of 2353 Midland Rd. which backs up to the drain and the property where the subdivision is going to be built. He is concerned about drainage. Mr. Schauman noted that there would be rear-lot drain on every other property which is approved through the County Drain Commission. Attorney Sheppard explained how the detention pond holds subdivision water before it is released into the drain.

John Weber of 4687 Schauman wants to know when construction will start in Holly Springs. Attorney Sheppard explained all the approvals that will need to be completed before final plat approval at which time construction can begin. It could be three months.

Public Input Closed at 7:10 p.m.

Items for Consideration

Holly Springs Subdivision Public Hearing, 09-100-023-200-210-00

Public Hearing opened for Preliminary Plat Approval for Holly Springs Subdivision.

M. Morin asked about the status of the barn issue. Mr. Schauman presented a letter dated June 27, 2014 with a copy of a check from SD, LLC to Katie Marie Law. He explained that he had a meeting with the homeowners, their attorney, Mr. Schauman's attorney and Supervisor Brandt at which he made an offer which they have accepted. The people have agreed to vacate the barn by August 4. The plan is to tear the barn down around August 10.

Mr. Sheppard suggested that getting a contract in place stipulating that the barn will be vacated by August 4 and when the barn is down he will turn over the check that is in trust with his attorney would make the agreement enforceable. Mr. Schauman agreed and he was going to do that.

Mike Rybicki with Miller Engineering brought a drawing of the landscape around the detention pond and the Midland Rd. entrance to the subdivision. He also addressed a pedestrian walkway to the pond area. The drawing has been placed in the file.

Planner Lippen reviewed McKenna's letter of June 24, 2014 and recommendation.

Motion by D. Darland to recommend the Holly Springs Subdivision, 09-100-023-200-210-00, to the Township Board for final approval of the preliminary plat subject to the following conditions:

- 1) Street lights will be shown on the plan;**
- 2) Landscaping must be provided and meet requirements;**
- 3) Traffic control devices throughout the subdivision to be determined by the Bay County Road Commission;**
- 4) All concerns of the Fire Department and Township Engineer must be adequately addressed;**
- 5) Satisfactory resolution of the issues related to the deeding of the land west of lots 31, 32, and 33;**
- 6) Written agreement regarding temporary turn-arounds with the Bay County Road Commission;**
- 7) The applicant will provide an executed legal agreement on the sale of the barn and demolition of the barn. The agreement to be in recordable form filed with the township prior to any approvals taking effect. The agreement shows that the barn is to be demolished by Mr. Schauman, money is to be paid to homeowner, and the occupants are to give Mr. Schauman permission and access into their property to accomplish the demolition. At the conclusion of the development or whenever deemed appropriate by the developer after the barn is removed, a quit claim deed for the remainder of the property will be paid to the Johnsons.**
- 8) Confirmation of approval of all other agencies.**
- 9) A conforming print be received and approved by the planner.**

Supported by R. Campbell.

Roll call vote:

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

No: None

Absent: None

Motion carried to approve recommending final preliminary plat approval to the Township Board for Holly Springs subdivision.

Woodhaven Senior Apartment Complex, 09-100-012-200-070-04

Jim Klein from Axiom is the engineer that is putting the plan together. Randy Gasser is the executive director of Woodhaven.

Jim Klein mentioned that he did not receive copies of the reviews until the day before the meeting. Some discussion regarding sewer, landscaping and screening.

D. Darland moved to table Woodhaven Senior Apartment Complex issue until the August 6, 2014 Planning commission meeting which is a Wednesday due to the Primary Election. Supported by J. Frank. Motion carried.

Reports

Michigan Sugar: There are pipes on top of the berm which are not on the approved site plans. **Chairman Bellor moved to have Monitor Sugar submit a revised site plan with the Township Supervisor or appropriate person to contact Michigan Sugar. Supported by C. Hoyle. Motion carried.**

Communications

Motion by R. Campbell supported by C. Hoyle to accept Communications. Motion carried.

Meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw