

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
July 2, 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, J. Frank, C. Hoyle

Members absent: M. Morin

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

**Motion by D. Darland seconded by J. Frank to adopt the agenda as presented.**

Motion carried.

**Motion by J. Frank seconded by R. Campbell to approve the minutes of the June 4, 2013 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman Bellor opened and closed public comment at 7:03 p.m. with no one present wishing to speak.

**Items for Consideration**

Colberg Special Use-Group Child Care, 09-100-A05-000-003-00, 5041 Kasemeyer

Jennifer Colberg was represented by Jack Kelly, her stepfather, who reviewed the application for Special Use for a Group Child Care Home which was submitted. He and his wife own the property at 5041 Kasemeyer and authorize this request.

Planner Gradis presented McKenna's review. There is an adult foster care home approximately 1100 feet from the property being discussed at 5181 Kasemeyer, therefore, the Planning Commission doesn't have to automatically grant this use per State law, but should investigate the situation. The other criteria were discussed. Planner Gradis recommends that the Planning Commission grant this special land use permit and asks that the Fire Department be forwarded the details of this facility. A request for a sketch of the driveway and parking plan was made.

Bellor questioned the 1000-1500 foot separation distance between uses. The interpretation of the state law is that the request cannot be denied if it meets all of the criteria, but can be reviewed by the Planning Commission to determine if there would be a cluster effect of uses if it is less than 1500 feet. No complaints have been received from neighbors.

Mr. Kelly noted the Michigan Zoning Enabling Act and its effect on the use in question.

Chairman Bellor opened public hearing.

Jennifer Colberg requests that the Commissioners approve the request for Group Child Care that she has operated at her Lisa Drive address for five years.

Nick Meyers of 4751 Birnbaum has a child in this day care and is very pleased with the care received.

Stacey Forester of 5257 Petal Brook Dr. is an employee and also uses this day care facility for her children and is very supportive of this facility and Ms. Colberg's organizational abilities.

**Motion by Hoyle supported by Campbell to close public hearing. Motion carried.**

**Motion by Frank supported by Hoyle to approve a special use permit for Jennifer Colberg to run a Group Child Care at 5041 Kasemeyer, 09-100-A05-000-003-00, provided that her request is granted by the State of Michigan, with notice given to the fire department.**

Roll call vote:

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

No: None

Absent: Morin

**Motion carried to grant a special use permit.**

**Motion by Darland supported by Frank to approve the site sketch for Group Child Care at 5041 Kasemeyer, 09-100-A05-000-003-00, with the conditions set forth in the McKenna review dated June 26, 2013 stating the need for a sketch of the parking plan.**

Roll call vote:

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

No: None

Absent: Morin

**Motion carried.**

### Garpiel Landscaping

Planner Gradis reviewed correspondence with Garpiel Landscaping. A letter had been sent to Mr. Garpiel after the last meeting with the options that were available to them. The applicant was asked to this meeting to let us know what they would like to do.

Attorney Sheppard noted that it is up to the applicant to change the application that he has submitted.

Mr. Garpiel has reviewed the correspondence and is looking for direction in order to do what he wants to do. He purchased the building without checking ordinance requirements.

Planner Gradis noted that paved parking is required by the ADA.

Arnold stated that the ordinance says no side yard fences.

Trustee Malkin questioned spot zoning which was explained by Planner Gradis.

Attorney Sheppard explained the history of the existing fence ordinance between Commercial and Industrial Zoning districts.

Frank feels that a request to change zoning to Industrial from Commercial would be the best option.

Planner Gradis says that Conditional zoning would set specific guidelines.

Arnold suggested an additional building to house equipment would be allowed in a Commercially-zoned property as it is now which would be another solution.

All options discussed. The applicant will have to decide which route he wishes to follow and will have to make the next move.

Arnold said that an applicant applying for conditional zoning would have to apply to the Township Board and the Board would either say "yes" or "no" and there wouldn't be negotiation.

Planner Gradis explained to the applicant that removing the planned expansion could mean starting over with a new site plan if he decides to add on in a few months.

**Motion by Arnold supported by Darland to table the request of Garpiel Landscaping until the August meeting.**

Roll call vote:

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

No: None

Absent: Morin

**Motion carried to table until the August meeting.**

Garpiel will request rezoning after getting a professional to advise him in this planning process.

**Reports**

**Holly Springs**

Supervisor Brandt and Attorney Austin are to contact Mr. Schauman. They are trying to set up a meeting with all parties concerned regarding the barn, but that has not happened yet. The feeling is that there would be no final plat approval until the barn was down. The Commissioners suggest that Mr. Brandt and Attorney Austin urge Mr. Schauman to resolve this problem soon.

**Communications**

**Motion by Hoyle supported by Frank to accept Communications. Motion carried.**

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

**Motion carried.**

Meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw