

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
August 6, 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, D. Darland, J. Frank, C. Hoyle, M. Morin  
Members absent: R. Campbell  
Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

**Motion by J. Frank seconded by C. Hoyle to adopt the agenda with the addition of Woodhaven Senior Apartment Complex.**

Motion carried.

**Motion by C. Hoyle seconded by J. Frank to approve the minutes of the July 1, 2014 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman Bellor opened public comment at 7:04 p.m.

Craig Wilison the engineer for Kingdom Hall brought in an updated plan which he feels addresses the concerns noted in the reviews.

Bette Burkman of 95 Salzburg questioned whether the fence on the south and east sides were going to be replaced or left open in regard to the Kingdom Hall project. Planner Lippens responded that the plan on the table tonight does not include replacement, but that will be discussed later in the meeting.

Public Input closed at 7:05 p.m.

**Items for Consideration**

**Kingdom Hall Site Plan Amendment and Special Use Public Hearing 09-100-037-400-350-01**

Planner Lippens reviewed the issues: This is a church in a Residential-zoned district and is, therefore, required to get a Special Land Use Permit. There are eight criteria which are required to grant Special Land Use.

- 1) The size, nature and character of the proposed use. The use is existing. The size and nature is consistent with use in the district.
- 2) The proximity of the proposed use to adjoining properties. This meets the dimensional requirements of the ordinance for setbacks of buildings.
- 3) Parking. The applicant noted more information regarding seating in the facility tonight. The number of seats in the new plan brought tonight is 165 seats with 25 overflow seats so the 67 parking spaces are sufficient.

The second part of the parking requirement is parking lot landscaping requirements of the ordinance. The original plan did not meet those, but the new plan submitted at the meeting appears to meet the requirements, but will have to be reviewed more carefully.

4) Traffic congestion or hazard. No issues.

5) Harmonizing with adjoining properties. After hearing the neighbors' comments, both written and verbal, it is recommended that the applicant maintain or replace the existing fence that screens the parking lot on the west, south, and east property line which would reduce noise and headlight glare.

The landscaping ordinance has street frontage requirements so a greenbelt across the entire street frontage is needed. The requirement of the landscaping ordinance helps harmonize and blend with the adjoining properties.

6) Serving the need of the neighborhood. Since it is existing, this condition is met.

7) Effect of proposed use on adjoining properties. The applicant will be enhancing the appearance of the site by providing additional landscaping to the parking area.

8) Emissions, odors, noise. No evidence of impact.

Discussion regarding the fence. The church representative said that they will maintain the fences on the south and east sides at this point and replace the fence on the west.

Since this was originally approved as special use, changes made to the site plan require an amendment to the special use permit.

E. Arnold noted that some work was done by permit last year as part of the remodel without a site plan update or special use amendment so we don't know what we are comparing this plan to. There was discussion regarding the parking lot lighting that was put in last year.

Craig Wilison noted that they will do whatever is necessary to comply with the township and to make the neighbors happy.

Public Hearing opened on Kingdom Hall at 7:35 p.m.

Craig Wilison, the church engineering rep, wanted to assure the neighbors that, if the fence is an issue, they will do whatever that takes. It was also decided to leave the lawn as manicured lawn as opposed to wild grasses as proposed.

Bette Berkman of 95 Salzburg said that her only issue was the fence on the south side where she feels they need a fence between the homes and the church.

Dennis Kay of 3105 S. Euclid noted that the trees were added about 10 years ago and were told that if they grew to six feet tall and grew together, they would not need the fence there. Unfortunately, not all of the trees grew.

Public Hearing closed at 7:40 p.m.

**D. Darland moved to amend the Special Use for Kingdom Hall of Jehovah's Witnesses, 09-100-037-400-350-01, with the following conditions: 1) the site plan is approved by the Planning Commission; 2) the existing fence is to be maintained or replaced; 3) the landscaping and parking requirements will be met; 4) permits and approvals of other agencies are obtained. Supported by C. Hoyle.**

Roll call vote:

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

No: None

Absent: R. Campbell

**Motion carried to amend the Special Use Permit.**

**J. Bellor moved that the site plan approval for Kingdom Hall of Jehovah's Witnesses, 5435 Kasemeyer, be tabled until the September meeting. Supported by J. Frank.**

Roll call vote:

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

No: None

Absent: R. Campbell

**Motion carried to table the site plan until September.**

Woodhaven Senior Apartment Complex

**Motion by D. Darland supported by J. Frank to table Woodhaven Senior Apartment Complex, 09-100-012-200-070-04, until the September meeting. Motion carried.**

The planner will send a letter to the applicant's engineer letting them know that they have been tabled until the September meeting. If they are not submitting plans for review next month they should provide a written update with their request to table for another month.

Residential Uses in Commercial District Discussion

P. Lippens reviewed the Residential Uses in a Commercial District memo that McKenna prepared. After discussion at the May 6, 2014 meeting and at the Board meeting, McKenna did some research into other models that have Residential use in Commercial districts.

Four possible solutions are suggested as noted in the McKenna memo dated July 22, 2014.

The most likely solution would be by Special Use Permit. E. Arnold will see that the Board gets a copy of this report for information.

**Reports**

Holly Springs, 09-100-023-200-210-00, will be put on the September agenda for Tentative Preliminary and Final Preliminary approval.

**Communications**

Discussion regarding the former Norman's Warehouse which is a PUD.

Communications accepted.

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

**Motion carried.** Meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw