

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
August 6, 2013

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

The Pledge of Allegiance was recited.

Members present: J. Bellor, B. Campbell, D. Darland, J. Frank, C. Hoyle, M. Morin,  
Members absent: E. Arnold,  
Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner

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

**Motion by Campbell seconded by Frank to approve the minutes of the July 2, 2013 regular meeting as presented.**  
Motion carried.

**Public Input**

Chairman Bellor opened public comment at 7:02 p.m. Rod Wieland of 3969 Four Mile Rd. is director of the Woodhaven Retirement Community, a full-service retirement community in the Detroit area that is serviced by a number of churches in Michigan. They are looking to put a satellite facility in the Bay City area with Monitor Township being a good location for them. They are proposing a very small facility of about ten units--probably six assisted living and four independent senior apartments. They are looking for a site with gas, water and sewer and is properly zoned which is R-3. He questioned whether a 3-4 acre portion of Ag property on Midland and 4 Mile could be rezoned R-3.

Attorney Sheppard said that 3-4 acres is not likely to happen. Spot zoning would be an issue and we just completed an update of our Master Plan. AG property adjacent to R-3 might be able to be rezoned. Commercial with a special use permit has also been done.

Public input closed at 7:08 p.m.

**Items for Consideration**

**Garpiel Landscaping, 09-100-020-300-080-02, 504 Midland Rd.**

Ken Bayne is a consultant for Garpiel assisting in resolving the issues. A new site plan was distributed. They have two requests: 1) to start the public hearing process; 2) to be able to inform the commission of the progress that has been made to this point.

Mr. Bayne referred to McKenna's letter dated July 24, 2013.

Mr. Garpiel has been in touch with Bay Dust control and made arrangements for them to apply liquid calcium chloride to any surface that would be unpaved for dust control.

On July 30 the barbed wire was removed.

There is no longer a plan to add on to the building.

Buffer landscaping has been planned, but there are still a couple of areas to discuss.

The area outside the fence would be asphalt. This facility would not be open to the public, but would be a satellite location for employees.

No change to lighting is being proposed.

Mr. Garpiel will meet fifteen-foot setback on fencing. Having a fence around the property is still an important issue for them.

Planner Gradis discussed fencing. The south side adjacent to Ag property would still require screening either of landscaping or a tight board fence.

Attorney Sheppard thought it might be better to address the proposed variance before dealing with the special use which could change depending on the result of the variance request.

Lots of discussion on possible solutions. Applicant feels that theft is the biggest issue. Crime is not known to be an issue in this area.

**Darland moved, supported by Frank, to table Garpiel Landscaping until the September meeting and suggest the township not take enforcement action until after the September Planning Commission meeting.**

Roll call vote:

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

No: None

Absent: Arnold

**Motion carried to table the Garpiel Landscaping request until the September Planning Commission meeting.**

#### Hampton Inn & Suites Site Plan Review

09-100-M03-000-007-00, 09-100-M03-000-008-00

Terry Riddle with HHC Hospitality, LLC presented the site plan review request for a four-story Hampton Inn & Suites at the end of Traxler Court. The Preliminary plan was presented and most of the items in the professional reviews have been addressed in a new plan that will be submitted after hearing tonight's comments.

There is a plan to put in a small secondary Extended Stay Hotel on the adjacent lot in a couple of years.

They have applied to the Zoning Board of Appeals for a height variance which will not exceed the height of the Holiday Inn.

There was discussion regarding parking, deferred parking and the possibility of shared parking should a second hotel be built.

There is a question about a loop in the water line that the Fire Department suggested which they will discuss with the Fire Chief.

Planner Gradis asked about a possible sidewalk to Traxler Court and Mr. Riddle said that they would do that.

**Motion by Darland supported by Morin to table the preliminary site plan for Hampton Inn, 09-100-M03-000-007 and 008-00, with the items noted in the McKenna review dated July 24, 2013 to be met or addressed.**

Roll call vote:

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

No: None

Absent: Arnold

**Motion to table passed.**

Michigan Sugar Settling Pond Site Plan Review 09-100-038-200-710-00

Attorney Hammond presented the site plan request and noted that the Zoning Board of Appeals granted the needed variances to construct this pond at their July 18, 2013 meeting. An enlarged print of the new pond section was submitted. A print of the entire plant will be sent to the township digitally by August 7, 2013.

As one of the dikes in the existing ponds was damaged and may fail, the request is to build a new pond which will handle the water while the existing ones are being repaired. The increased capacity will also reduce odors.

**Darland moved to approve the site plan for a new settling pond along M-84, 09-100-038-200-71-00, with the items mentioned in the McKenna review of July 31, 2013 on page 3 and the requirements of the ZBA be met with final administrative approval given by Planner Gradis. Supported by Hoyle.**

Roll call vote:

Yes: Darland, Campbell, Bellor, Morin, Hoyle

No: None

Abstain: Frank, due to conflict of interest

Absent: Arnold

**Motion carried to approve the site plan for a new settling pond approved.**

**Reports**

Neither Attorney Sheppard nor Planner Gradis have heard anything about the barn in question on the Holly Springs subdivision site.

Discussion held regarding the Barn14 wedding venue that is operating illegally.

**Communications**

**Motion by Campbell supported by Morin to accept Communications. Motion carried.**

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

**Motion carried.** Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Dan Darland, Secretary

DD/jw