

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
September 2, 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, B. Campbell, D. Darland, J. Frank, C. Hoyle, M. Morin  
Members absent: None  
Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner

**Motion by C. Hoyle seconded by J. Frank to adopt the agenda as presented.**

Motion carried.

**Motion by M. Morin seconded by C. Hoyle to approve the minutes of the August 6, 2014 regular meeting as presented.**

Motion carried.

**Public Input**

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

**Items for Consideration**

Kingdom Hall Site Plan

Planner J. Jackson said that their requirements have been met and the Fire Department's concerns have also been met.

**Motion by Hoyle to approve the Kingdom Hall, 09-100-037-400-350-01, site plan of August 8, 2014, supported by E. Arnold.**

Roll call vote:

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

No: None

Absent: None

**Motion carried.**

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

Planner Jackson noted that the site plan showed revisions responding to comments from other reviews. He recommended keeping the fire lanes, but using the first 5 feet closest to the building as a concrete walkway.

There is a miscalculation of parking by one site. There is enough parking space, but the plan needs to show that additional space in future parking.

McKenna recommends approval with the sidewalk/fire lane adjustment, parking space addition, and Spicer's final engineering approval.

**Motion by Darland to approve the Woodhaven Senior Apartment Complex, 09-100-012-070-04, site plan with the following conditions:**

**1) five foot wide concrete sidewalk be the first five feet of the fire lane going from the front of the building to the back of the building; 2) parking calculations be corrected on the site plan; 3) final approvals by Township Engineer, Bay County Road Commission, Bay County Drain Commission and Monitor Township Fire Department. Supported by R. Campbell.**

Roll call vote:

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

No: None

Absent: None

**Motion carried to approve.**

#### Holly Springs Subdivision 09-100-023-200-210-00

Attorney Sheppard noted that this is more of a report than an action item. The Planning Commission made a motion in July to approve the Holly Springs site plan with a number of conditions that needed to be met. Attorney Sheppard and Planner Jackson confirm that all conditions have been met. The Board gave Tentative and Final Preliminary Plat approval at their August 25, 2014 meeting.

Discussion regarding final plat approval which the Supervisor has asked to come back to the Planning Commission before going to the Board.

#### Residential Uses in Commercial District

Planner Jackson reviewed the McKenna memo showing different options for multiple uses in one building. Much discussion.

**Moved by C. Hoyle to send a recommendation to the Board that a Special Use Permit be allowed to fix the Commercial District to allow Residential and/or Commercial use.**

Supported by Frank.

Motion carried.

#### Fences for Pools and Ponds

There is a conflict between the Swimming Pool Ordinance #18 and the Michigan Building Code regarding the height of fences required around a pool. Our ordinance requires a five foot fence and the building code specifies four feet. A five foot fence is a special order since they come in four, six, and eight foot heights.

**J. Frank moved that the discrepancy in fence height requirements for pools between Ordinance #18 and Michigan Building Code be referred to the Board for consideration as Ordinance #18 presents an undue hardship to residents of the township and it should conform to the Michigan Building Code. Supported by C. Hoyle.**

**Motion carried.**

#### Reports

Was there ever a response to the letter to Michigan Sugar regarding their blue pipes and dead screening trees? E. Arnold will follow up.

**Communications**

**Communications were accepted.**

E. Arnold noted a berm around RV storage on Hemmeter in Saginaw Township that looked nice and would like information on whether that was required by ordinance.

**Motion by C. Hoyle supported by R. Campbell to adjourn.**

**Motion carried.**

Meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw