

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
September 3, 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,
M. Morin

Members absent: None

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

Motion by Campbell seconded by Frank to adopt the agenda as presented.

Motion carried.

Motion by Frank seconded by Hoyle to approve the minutes of the August 6, 2013 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened public comment at 7:02 p.m. Wayne Hair of 5183 7 Mile Rd. lives across the street from a continuous rummage sale on 7 Mile between Salzburg and US10 and it is a nightmare for the neighborhood. New product continues to be hauled in. He is hoping the township will do the right thing with the proposed ordinance amendment regarding yard sales.

Rich Falkenhagen lives next door to the rummage sale. It is a never ending sale and is destroying the neighborhood. He wants the support of the township to correct this problem.

Public Input was closed at 7:06 p.m.

Items for Consideration

Garpiel Landscaping, 09-100-20-300-080-02, 504 Midland Rd.

Mr. Garpiel thanked the board for their consideration. He is requesting a special use hearing as well as site plan review for the October meeting. The plan will be in later this week. Planner Gradis requests that Mr. Garpiel send him the site plan electronically and allow him to make comments which can be included in the final plan so it is complete and approvable when given to the Commissioners for the October meeting.

Arnold questioned when a 'tight board screening' is not a fence? Planner Gradis explained some conflicting parts of the ordinance.

Attorney Sheppard explained that Section 9.04(d) of the ordinance says that screening is required or a tight board fence where screening is a requirement. This is not unique to this property as we have the same situation at Menard's. Planner Gradis believes that 9.04(d) rules in this instance.

Motion by Darland to set a Special Use hearing for Garpiel Landscaping, 09-100-020-300-080-02, October 1. Supported by Campbell.

Roll Call Vote:

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

No: None

Absent: None

Motion carried.

Hampton Inn & Suites Site Plan Review, 09-100-M03-000-007 and 008-00

Planner Gradis reviewed and discussed the issues. He mentioned that the height variance was approved by the Zoning Board of Appeals. They are proposing a large monument sign for which they will need to apply for a variance.

Mr. Riddle, developer, reported that the only outstanding issue with the Fire Chief was the request of a loop in the water line. He doesn't understand what good that would do unless there was a secondary feed. Chairman Bellor described how a loop works. He suggested that Mr. Riddle could request a Fire Board of Appeals decision.

Discussion regarding the poor options for a second feed line. The understanding is that the Fire Chief has requested that the existing fire hydrant be tested to see if it can supply 1500 gallons/minute as required. There are sprinklers in every room.

Brian Nartker representing Wade Trim said that fire hydrants were added to the site plan and will be public property.

Tentative approval allows them to go forward with their financing.

Darland moved to approve the tentative site plan for Hampton Inn & Suites, 09-100-M03-000-007 and 008-00, based on the following conditions: 1) Approval is required by the Township Engineer, Fire Chief or Fire Board of Appeals, and Drain Commissioner; 2) the freestanding sign size receives a variance for the size or reduce it to a size that meets the ordinance; 3) an easement be given to the public water system allowing a looped water system from the north. Planner Gradis will review and make sure that the above-mentioned conditions be met. A final plan will be submitted to the Planning Commission for final approval before construction is started. Supported by Campbell.

Roll call vote:

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

No: None

Absent: None

Motion carried to grant tentative site plan approval.

Yard Sale Amendment Review and Preparation

Discussion regarding the 2006 version which allowed three 3-day sales. Signs have been addressed in the sign ordinance.

Planner Gradis's 2013 version suggested permits for documentation and a minimum fee.

Discussion regarding enforcement and registering with the township to have a sale.

Planner Gradis is to put together a tentative plan to be reviewed by the township board for comments. No fees.

Reports

Planner Gradis is still working with Michigan Sugar for compliance on the final site plan to be submitted on the new settling pond.

Communications

Motion by Darland supported by Frank to accept Communications. Motion carried.

Motion by Hoyle supported by Frank to adjourn.

Motion carried.

Meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw