

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
March 9, 2016
Rescheduled from March 1, 2016 due to snowstorm.

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, R. Campbell, D. Darland, J. Frank, C. Hoyle, M. Morin
Members absent: None
Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

Motion by M. Morin seconded by J. Frank to adopt the agenda as presented.

Motion carried.

Motion by C. Hoyle seconded by R. Campbell to approve the minutes of the February 2, 2016 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

Advanced Tex Screen Printing, 09-100-013-300-170-00 , Public Hearing for Rezoning Com PUD

Public Hearing was opened.

Attorney Sheppard explained the site plan is approved as an overlay of the PUD.

Planner Lippens reviewed the McKenna comments regarding site plan and PUD request which was done using Commercial standards. Special Use was previously approved finding that it was a similar use for warehousing and printing and publishing.

This is re-use of a vacant warehouse putting it into productive use. The site has a berm greenbelt as part of the plan with any diseased or dead material will be removed and replaced . A portion of the site will be dedicated open space which is a portion of the flood plain.

No public sewer will be provided by the township and all modifications to the septic system must be approved by the Bay County Health Department. The Health Department reviewed the area and said that there is sufficient space on the property for a new septic field which would need to be approved when the engineering is done, but they have no objections to using the site in this way.

Attorney Sheppard noted that the Bay County Health Department has accepted jurisdiction over the wastewater facility for this site. Everything that is done must be to the approval of the Health Department.

Attorney Sheppard read the letter from Joel Kwiatkowski the sanitarian for Bay County Health Department. “Regardless of the outcome of the existing systems, the Bay County Health Department will support the use of the building and future installment of a new sewage treatment system or connection to municipal sewer. The area south of the building provides sufficient space for the installation of a new treatment system and needs to be kept untouched to prevent mutilations of soils. Keep in mind that a new sewage treatment system will more than likely be very large and costly. Actual size would be determined based on water use and soil type.”

Commissioners

Mr. Barthel from ATS said that more examination of the septic fields has been done and the boundaries will be better defined once the ground thaws. The East tank is for storm water and the West field location is unknown. His hope is to connect to the sewer. It is his understanding that they have approval from everyone at this point.

Two letters from neighbors were received supporting the ATS project.

Motion by C. Hoyle to recommend that the Township Board approve the PUD rezoning for 09-100-013-300-170-00, 4177 3 Mile Rd, to PUD Commercial zoning per the Advanced Tex Screen Printing plan dated February 8, 2016 subject to meeting all Federal, State, County, and Local laws and ordinances. Supported by J. Frank.

Roll call vote:

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

No: None

Absent: None

Motion carried to recommend approval to the Township Board.

Communications

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

Motion by Hoyle supported by Frank to adjourn.

Motion carried.

Meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw