

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
July 5, 2016

The meeting was called to order by Chairman Bellor at 7:02 p.m.

The Pledge of Allegiance was recited.

Members present: J. Bellor, R. Campbell, D. Darland, J. Frank, C. Hoyle, M. Morin

Members absent: E. Arnold

Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

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

Motion carried.

Motion by R. Campbell seconded by C. Hoyle to approve the minutes of the June 7, 2016 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened and closed public comment at 7:05 p.m.

John Engel was here to see about enlarging their non-conforming barn. Attorney Sheppard told him that no building permit was required for the purpose in question according to the State Single Construction Code Act since agricultural buildings are exempted from the requirement of building permits. However, non-conforming uses in buildings are governed by Chapter 16 of the Zoning Ordinance, specifically Section 16.05 allows a special use permit to be granted by the Planning Commission to enlarge or extend the life of the non-conforming structure and Section 16.07 governs its repair. The amount of repairs permitted is up to the State Equalized Value of the structure. However, there is not currently any prohibition about making multiple repairs in a year. The Planning Commission will likely address that loophole.

Public Input closed at 7:08 p.m.

Items for Consideration

Menard 2nd Storage Expansion Special Land Use Public Hearing, 09-100-013-200-010-11

Planner Lippens reviewed the items that must be considered for Special Land Use. Approval is recommended based on approval of the site plan.

Planner Lippens reviewed the site plan. A new outdoor warehouse is being constructed. Some racks are being added on the southwest side and the garden center has some modifications. The facility will remain open on one side so they would like this considered part of the “open air sales area” requirement for parking calculations.

There are some changes made to the site circulation, the drive is being improved as is access to the outside area. The concerns of the fire department regarding site circulation appear to have been resolved. Parking landscaping will be an improvement to the existing site.

Planner Lippens reviewed the issues to be considered in the parking calculations.

- a) Is the open air garden area general retail or part of “Open air sales area”? It won’t be heated and one side is open.
- b) Interior space with a second floor.
- c) Outdoor sales area.

Public Hearing opened at 7:34 p.m.

Scott Nuttelman of Menard, Inc. explained the project. He is requesting that the additional parking sites be deferred.

Public Hearing closed at 7:46 p.m.

C. Hoyle moved to approve Special Land Use for Menard, Inc. at 09-100-013-200-010-11. Seconded by J. Frank.

Roll call vote:

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

No: None

Absent: Arnold

Motion carried to approve Special Land Use.

D. Darland moved to approve the site plan received June 30, 2016 for Menard, 09-100-013-200-010-11, with 21 additional parking spaces to be constructed, with any concerns of the township building department, fire department and county and state agencies met. Seconded by J. Frank.

Roll call vote:

Yes: Darland, Frank, Hoyle, Morin, Bellor

No: Campbell

Absent: Arnold

Motion carried to approve the site plan. *Motion reconsidered at August 3, 2016 Planning Commission meeting.*

Tesla Charging Station at Meijer Site Plan Review, 09-100-013-200-010-13

P. Lippens reviewed the application for a super-charging station to service eight vehicles for Tesla in the Meijer parking lot. Approval is recommended with labeling added to the final site plan.

The engineer suggested that bollards be installed to protect the equipment.

Brian Craig of Tesla explained that the area would be re-graded so run-off would be directed to the existing swale. The concern regarding a tight turning radius for space #1A is being addressed by redesigning it for drivers and reducing the need for special care by snowplows.

The charge posts are really a skin over bollards that are in the ground. If someone hits a charging station, only the skin is replaced. The applicant feels that additional bollards would not be needed.

D. Darland moved to tentatively approve the Tesla site plan with the following concerns on a conforming print to be approved administratively by the township planner and engineer prior to issuance of a building permit: turning radius added to the most northerly space; the light pole labeled and not to exceed 35 feet in height. Seconded by Campbell.

Roll call vote:

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

No: None

Absent: Arnold

Motion carried.

Sherwin Williams extension of Site Plan Approval, 09-100-V06-000-009-00

Planner Lippens noted that we reviewed and approved the site plan in June of 2015. They withdrew and went to another location which has not worked out. They are now interested in coming back to the township. If the applicant is ready to begin and has good cause, the ordinance allows an extension of 60 days.

D. Darland moved to grant Sherwin Williams, 09-100-V06-000-009-00, a 60-day extension for the site plan approved in June 2015 which extends the approval to August 1, 2016 to begin construction. Supported by C. Hoyle.

Roll Call vote:

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

No: None

Absent: Arnold

Motion carried to approve extension.

Communications

Motion by C. Hoyle supported by R. Campbell to accept Communications. Motion carried.

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

Motion carried.

Meeting was adjourned at 8:33 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw