

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
September 6, 2016

The meeting was called to order by Chairman 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

Members absent: M. Morin

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

M. Morin was excused due to the death of his mother. A moment of silence was held in observance.

Motion by D. Darland seconded by J. Frank to adopt the agenda with the addition of Reder/Mosher homestead division.

Motion carried.

Public Input

Chairman Bellor opened public comment at 7:02 p.m.

J. DeShano would like to get a special use permit to remove sand from property on a farm field on 7 Mile Rd. next to White Birch Golf Course. The ordinance says that you can't remove sand within 200 ft. of the property line. He has three acres of land and if he stayed 200 ft. from property lines, he would only be able to remove about half of it.

Attorney Sheppard said that the 200 ft. was established for erosion purposes. A special use permit is needed and possibly a variance depending on the dimensional variation of the project.

J. Frank moved to hold a public hearing for a special use permit to remove sand from the 7 Mile Rd. farm next to White Birch Golf Course, 09-100-007-200-080-04, in October. Supported by C. Hoyle. Motion carried.

Items for Consideration

R. Campbell moved to hold off on approval of minutes until after other items on the agenda are addressed. Supported by C. Hoyle. Motion carried.

Reder/Mosher Farm Homestead Division, 09-100-018-300-010-00, 4489 8 Mile Rd.

Motion by D. Darland, supported by Frank to hold public hearing for farm division for 09-100-018-300-010-00 at the October meeting. Motion carried.

Pines Self-Storage Special Land Use Public Hearing, 09-100-L05,000-001-03.

Applicant Chad Adams explained that, after reading the reviews of the planner and engineer, the requirements make it impossible to develop this property, therefore he is withdrawing his application.

C. Hoyle moved to deny the Special use permit application for the Pines Self-Storage Units, 09-100-L05-000-001-03. Motion died for lack of support.

Planner Lippens noted that there is a certain amount of discretion that can be given to how the individual special land use can be met, however, some items are governed by ordinance.

Public hearing opened for Special Land Use.

Robert Harken lives next door. He was hoping to see something other than storage sheds there.

Planner Lippens reviewed the McKenna letter for Special Land Use. The specs that were provided were for a lower quality building than other buildings in the area. West Side Saginaw Rd. is a primary potential commercial development corridor with more immediate access to I-75 than the units abutting this property on 2 Mile Rd. The most recent submission did not address the issues raised at the last meeting. Other issues: No onsite employees proposed, no waste disposal plan, nor fencing or hedges to meet the ordinance requirement. He recommends tabling for the October meeting to give the applicant the opportunity to meet guidelines.

Mr. Adams spoke in rebuttal to the comments. The motivation for this project was to improve the appearance of this vacant lot. The requirements make the project cost prohibitive.

C. Hoyle moved to deny special use permit and site plan approval for Pines Self-Storage at 6008 W. S. Saginaw Rd., 09-100-05-000-001-03, based on the applicant withdrawing his application. Supported by R. Campbell.

Roll call vote:

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

No: None

Absent: Morin

Motion carried to deny.

Menard's 2nd Covered Storage Expansion, 09-100-013-200-010-11

J. Frank noted that 2 months ago the Planning Commission voted 6-1 to create 19 parking spaces. Then last month it was agreed that 16 spaces could be behind the building and three spots out in front. In the meantime, Menard's put in all new blacktop which was supposed to be a deal breaker in creating new spaces if they were required to put down that much new asphalt. In the last 3 weeks, they have a BBQ trailer sitting in the middle of the parking lot taking up 12 spaces. The proposed parking spaces in the back appear to be in the turning radius for trucks to pull in and back up. Mr. Frank feels that the originally agreed upon 19 parking spaces need to be built to solve the problem.

Parking spaces are a problem. The representatives at the meeting are from D&M Site and not from Menard's corporate or local offices.

D. Darland moved to rescind and reconsider the tentative approval of the Menard's site plan as approved at the August 3, 2016 Planning Commission meeting. Supported by C. Hoyle.

Roll Call Vote:

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

No: None

Absent: Morin
Motion carried.

D. Darland moved to table the Menard's site plan approval until the October meeting with parking issues to be addressed and any sales in the parking area to be designated on the site plan. Supported by J. Frank.

Roll call vote:

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

No: None

Absent: Morin

Motion carried to table.

Motion by D. Darland seconded by J. Frank to approve the minutes of the August 3, 2016 regular meeting as revised by Menard's.

Motion carried.

Reports

J. Bellor reported on the MTA seminar that he attended.

Communications

Motion by C. Hoyle supported by D. Darland to accept Communications. Motion carried.

Ordinance Review

Discussion regarding Section 3.39 and screening between AG and Commercial.

Options for cost recovery under 3.46 when a wind turbine is decommissioned were discussed.

Motion by C. Hoyle supported by D. Darland to adjourn.

Motion carried.

Meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw