

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
April 7, 2015

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; P. Lippens, Planner

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

Motion carried.

Motion by C. Hoyle seconded by J. Frank to approve the minutes of the March 3, 2015 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened and closed public comment at 7:02 p.m. with no one wishing to speak.

Items for Consideration

Bayfield Assisted Living, Phase 2, 09-100-012-300-090-04

Planner Lippens reviewed the application. McKenna recommends approval of the site plan. A minor issue of a dimension label of a parking area needs to be changed on the final print. Any other notes from other township reviews must be shown in the site plan as well.

Randy Oliver, representing J. E. Johnson , the developer, spoke on behalf of the project as well as Brian Nartker of Wade Trim.

M. Morin moved to approve the site plan for Bayfield Assisted Living, Phase 2, 09-100-012-300-090-04, with the two conditions noted in the March 23, 2015 letter from McKenna, those being (1) to correct a space dimension label and (2) obtain any approval requirements noted by the Fire Department or Township Engineer. Supported by C. Hoyle.

Roll call vote:

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

No: None

Absent: None

Motion carried to approve.

F. P. Horak Expansion Project Site Plan Review, 09-100-V07-000-020-00

P. Lippens, Planner, reviewed the Horak expansion project. McKenna is recommending approval of the site plan, but still found some minor errors in parking calculations although the amount of parking on the plan meets the requirements so calculations just need to be updated to what is on the plan. It is also recommended that any outstanding issues from other agencies be included as well.

A few outstanding issues from the Fire Department remain. The Department of Water and Sewer have some issues that need to be addressed as noted in a letter to the engineer dated March 23, 2015.

Rick Keith of Wolgast Design Group addressed some of the issues. John Billette and Fritz Horak were also in attendance. This is a printing company. The required stand pipes requested by the Fire Department will be shown on the Mechanical plans. The type of construction will be on the Construction drawings that are nearing completion. The second Knox box is being relocated near the Fire Department connection by request of the Fire Department.

John Billette addressed the water questions. There is no record of a public easement for the current building so it is private. The new line was intended to be public. They are working with Supervisor Brandt and Chuck Suchodolski of the Department of Water and Sewer on resolving that issue.

D. Darland moved to approve site plan for Horak, 09-100-V07-000-020-00, with the following conditions: Fire Department concerns mentioned in the letter dated March 27, 2015 be met to the satisfaction of the Fire Department and Bay County Department of Water and Sewer concerns mentioned in letter dated March 23, 2015 be met to the satisfaction of the Township engineer. Also that the Planning Commission recommends to the Township engineer that an agreement be made to make the water main going around the building a public water line, if possible. The Township Engineer will address the concerns of the Bay County Department of Water and Sewer as mentioned in their letter dated March 23, 2015. Supported by R. Campbell.

Roll call vote:

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

No: None

Absent: None

Motion carried to approve.

NBS Commercial Interiors Site Plan Review, 09-100-V07-000-018-00

Planner Lippens noted that this plan was reviewed last month and approved with conditions. McKenna's letter states that the their conditions have been addressed. The Township engineer's letter says that his conditions have been met. The engineer's question regarding the parking issue has been resolved. Attorney Sheppard advised D.D.A attorney Darby of the situation in case the parking violated a deed restriction of the Tech Park. The Fire Department's conditions have been met.

D. Darland moved to change approval of the NBS Site Plan dated February 25, 2015, 09-100-V07-000-018-00, from conditional to final with a final print showing the fire hydrant relocated as per March 2, 2015 print to be submitted.

Roll call vote:

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

No: None
Absent: None

Motion carried to approve.

Ka-Boom Special Use Fireworks Sales in Menard's Lot-Public Hearing, 09-100-013-200-010-08

No one was present to represent Ka-Boom Enterprises. Discussion regarding parking.
Public Hearing was opened.

Planner Lippens reviewed the Special Land Use in the McKenna letter. There was no notable impact found. There is a total impact of 7 parking spaces required--three spaces for parking and four for temporary storage building. The request is for only eleven days.

A scale sketch plan is required in the ordinance, but may be waived by the Planning Commission. Deferred parking could be required, but seems excessive for seven spaces for eleven days. If lighting is to be provided, it should be shown on the sketch. Comments from Township Building and Fire Departments as well as the State should be addressed, if noted.

D. Darland moved to approve Temporary Special Land Use for Ka-Boom's, Inc. from June 25, 2015 through July 4, 2015. This is a one-year only permit due to concerns of parking for the entire parcel. Supported by C. Hoyle.

Roll call vote:

Yes: Morin, Arnold, Campbell, Frank, Hoyle

No: Darland

Absent: None

Motion carried to approve.

R. Campbell moved to accept the site sketch as presented. Supported by C. Hoyle.

Voice vote:

Motion carried.

Woodhaven Senior Apartments Site Plan Review, 09-100-012-200-070-04

Planner McKenna noted that this site plan was approved previously. The building and parking are moved outside of the flood plain which are the only notable changes.

The letter from Spicer noted several items.

The storm water management showed no baseline elevations.

There was discussion regarding the items on the Spicer list. J. Klein of Axiom said that they have the flood plain permit as well as Road Commission approval. The flood plain line has been moved so none of the area being constructed in is now in the flood plain. The only area that the DEQ issued a permit for was the detention pond. Anything regarding flood plain on Spicer's list is now moot.

The public easement for sewer has been abandoned since everything to the north on Wheeler Rd. is now flood plain, therefore, Woodhaven is going back to the original plan to put an easement across Alpine Drive with a 6" sanitary sewer with outlet to the public sewer that is there.

The only issue with the water main is that it was moved when the building was relocated on the property. This is a private line which can be made public if requested. A public easement is being provided.

The elevation is 592.5.

D. Darland moved to table until the concerns listed in the Spicer letter dated March 20, 2015 are resolved. No support. Motion dies.

Copies of the letter of approval from the Drain Commission and DEQ were provided by the applicant.

D. Darland moved to approve the site plan for Woodhaven Senior Apartments, 09-100-012-200-070-04, with the concerns of the Township engineer listed in the March 20, 2015 letter to be resolved to the Township engineer's satisfaction before permits are issued. Supported by J. Frank.

Roll call vote:

Yes: Arnold, Campbell, Darland, Frank, Hoyle

No: Morin

Absent: None

Motion carried to approve.

Communications

Discussion regarding the rejection letter from the State for Holly Springs Phase 1.

Motion by C. Hoyle supported by M. Morin to accept Communications. Motion carried.

**Motion by C. Hoyle supported by M. Morin to adjourn.
Motion carried.**

Meeting was adjourned at 8:39 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw