

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
June 2, 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 J. Frank seconded by R. Campbell to adopt the agenda as presented with the addition of correspondence from McKenna dated June 2, 2015, Covenant playground, and publication permission.

Motion carried.

Motion by C. Hoyle seconded by J. Frank to approve the minutes of the April 7, 2015 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened public comment at 7:03 p.m.

Richard Gray of 5514 Hickory Lane spoke on behalf of Covenant Health Care on Wilder Rd. They are proposing a 116' x 45' fenced playground as part of their autism program on the north side of the building.

He is looking for feedback and approval of that project. This would be built about 8'-10' from the parking lot. The playground would help with social skills and motor skills so it is an extension of the treatment and training for the children in the program.

Planner Lippens feels that if this is part of medical treatment, only a site plan would be needed. If they are running a school, they should file for a special use permit as well as updating their site plan.

Attorney Sheppard feels that a special use permit could specify the fence requirements in Commercial as opposed to going to the Zoning Board of Appeals.

E. Arnold would like the planner to compare the original approved plan with what is being proposed.

D. Darland moved to authorize Attorney Sheppard to publicize the Covenant playground for special use if the application is filed in a timely manner and fee paid. Supported by C. Hoyle.

Voice vote: Approved.

Public hearing closed at 7:40 p.m.

Items for Consideration

Sherwin Williams Site Plan Review, 09-100-V06-000-009-00

Planner Lippens summarized the McKenna review of the site plan proposed for Tech Park. There was initial question as to whether there would be retail sales at this site or only wholesale. A letter was received from Sherwin Williams clarifying that this is a wholesale site for contractors. The site plan did a very good job of meeting ordinance requirements. Planner Lippens recommended approval.

There were a few issues noted by the Township Engineer and the Fire Chief.

Greg Turner representing Pumford Construction discussed the issues. He resubmitted a new site plan on May 28 (which was in everyone's packet, but not reviewed by professionals) which showed revisions of Kibbe's recommendations.

The seven foot sidewalk is a recommendation that is not in the ordinance and the five foot sidewalk is a Sherwin Williams corporate standard on a contractor store. It is an integral curve sidewalk which meets the intent of protecting the sidewalk. Planner Lippens commented that Mr. Turner's request for a five foot sidewalk instead of a seven foot was reasonable under the circumstances.

Since Pumford doesn't have a fire suppression contractor at the moment, Turner said he is willing to change the 90 foot run of 4" line from the riser into the building to 6" and avoid the need for hydraulic data.

The one item that the fire department brought up that he takes issue with is the request for another hydrant on the property. Bellor explained why multiple hydrants are needed to fight a fire.

Chief Kramer was brought in to explain why another hydrant was needed and clarified requirements. A hydrant that is on a separate lot cannot be used by code. Much discussion between Mr. Turner and Chief Kramer. Chief says that they need the calculation to show psi and that it will sustain both the sprinkler system and fire suppression for two hours operating at the same time. Location needs were also discussed. Mr. Turner is in agreement with the requirements.

Moved by J. Frank to approve Sherwin Williams, 09-100-V06-000-009-00, site plan with the following conditions: 1) the Fire Department requirements noted in their letter of May 29, 2015 be met; 2) the township engineer requirements are met as mentioned in the letter from Kibbe dated May 26, 2015 except for items 3 & 5 which are recommendations, not requirements; 3) the applicant will furnish an O of M access easement for the hydrant lead; and 4) a final conforming plan be submitted for administrative approval by the township engineer and planner with no permits issued until all requirements are met. Supported by R. Campbell.

Roll call vote:

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

No: None

Absent None

Motion carried to approve with conditions.

Mr. Turner also had questions regarding the pedestrian pathway plans for Kerkau that had been submitted but were not on the agenda. He will speak with Planner Lippens tomorrow.

Reports

Planner Lippens reviewed the McKenna annual report tasks that had been submitted previously. These are items that the Planning Commission has mentioned through the years that they would like changed in the ordinance. McKenna is proposing that they do this for the township in the form of an ordinance audit.

Commissioners have asked E. Arnold to present this request to the Board. They are suggesting that the wording include "not to exceed" with the proposed cost. The Planner is going to rewrite the letter per Planning Commission suggestions and resubmit it to be sent to the Board.

Communications

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

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

Meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw