

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

The meeting was called to order by Chairman J. Bellor at 7:00 p.m.

The Pledge of Allegiance was recited.

A moment of silence was offered for the severe burns that E. Arnold, a fellow commissioner, suffered yesterday.

Members present: J. Bellor, B. Campbell, D. Darland, C. Hoyle, M. Morin
Members absent: J. Frank, E. Arnold
Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

Motion by R. Campbell seconded by C. Hoyle to adopt the agenda as presented.
Motion carried.

Motion by M. Morin seconded by R. Campbell to approve the minutes of the June 2, 2015 regular meeting as presented.
Motion carried.

Public Input

Motion by R. Campbell to open and close public comment at 7:06 p.m. with no one present to speak at this time. Supported by M. Morin. Motion carried.

Items for Consideration

Kerkau Pedestrian Pathway, 09-100-V06-000-013-01

Planner Lippens reviewed the new submission. The main concern was that the path be constructed similar to and with the same quality of design as the path that was removed. The path that was removed was an eight foot path suitable for both walking and biking, etc. and it was lined with trees. Kerkau was credited with some of the trees in approval of their site plan so minimally the trees that were credited should be replaced.

The applicant went above and beyond the recommendations with the trees that will be planted and are proposing a ten foot path for part of the extension, reducing to eight foot concrete path where a landscape berm constrains the width.

McKenna recommends approval with approval from the engineer. The engineer didn't understand the way the path would drain. The contours were not shown on the second plan in error. Light pole relocations were not noted on the plan either. A letter of approval was received from the Drain Commissioner.

Greg Turner from Pumford Construction representing Kerkau and Valley Tech Park Owner's Association noted that the light locations will be on the electrical plans. He apologized for the topographical layer being turned off when the most recent site plan was printed.

R. Campbell had a question regarding a permit for crossing the county drain. Mr. Turner said that there is no desire by the Tech Park Owners Association to cross the drain by Mackinaw.

M. Morin suggested replacing the Spruce trees with deciduous trees since the evergreens will eventually infringe on the sidewalk.

D. Darland moved to approve the site plan for the Kerkau Pedestrian Pathway in Tech Park with 1/4" per foot cross slope as recommended by the Township Engineer for drainage as well as replacing the proposed Scotch pine trees along the path with three Maple trees. Supported by R. Campbell.

Roll call vote:

Yes: Darland, Hoyle, Morin, Campbell

No: None

Absent: J. Frank, E. Arnold

Motion carried.

Covenant Center Special Use Public Hearing, 09-100-012-400-130-03, Therapy Playground

Planner Lippens reviewed the plans to install an outside therapy center to serve the autism center.

Because of the location of the fence in a Commercial district, it was determined that a special land use approval would be appropriate. The fence is an essential part of the therapy area and provides a safety element for patients and therapists.

The parcel lines on the site plans are confusing because they show the northern edge of the parcel going through the therapy area. If the additional land was purchased from the adjacent property, we need to have those parcels combined so they are one property.

Mr. Gray said that the parcels were combined at the time of the purchase, but will provide an updated plan showing the correct property line.

Planner Lippens recommends approval of the special conditions use subject to the parcel being shown on the site plan and also recommends approval of the site plan subject to the same condition, showing that the lot lines will meet the dimensional requirements of the district. The plan meets conditions and the intent of special conditions, it will add to the character of the area, it is consistent with the size and nature of the uses around it and there are no known adverse effects.

Public Hearing opened for Covenant outdoor therapy playground. No comments received. Public hearing closed.

D. Darland moved to approve the special land use for the Covenant Outdoor Therapy playground area, 09-100-012-400-130-06, with a resubmitted site plan showing the northerly property line that incorporates the combination of the two parcels of property purchased by Covenant and with the requirement that the fence be installed and maintained as reflected to ensure the safety of the occupants of the playground. Supported by R. Campbell.

Roll call vote:

Yes: Hoyle, Morin, Campbell, Darland

No: None

Absent: J. Frank, E. Arnold

Motion carried.

M. Morin moved to approve the site plan for the Covenant Outdoor Therapy area, 09-100-012-400-130-06, as presented with a conforming site plan reflecting the true location of the northerly lot line. Supported by C. Hoyle.

Roll call vote:

Yes: Campbell, Darland, Hoyle, Morin

No: None

Absent: J. Frank, E. Arnold

Motion carried to approve the site plan.

Reports

Planner Lippens updated the Commissioners on projects that are in progress, but not ready for the agenda.

Communications

Motion by D. Darland 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 7:40 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw