

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
December 6, 2011

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

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

**Motion by Frank seconded by Hoyle to adopt the agenda as presented with the addition of McKenna's Annual Report as presented in packets.**

Motion carried.

**Motion by Campbell seconded by Morin to approve the minutes of the September 6, 2011 regular meeting as presented.**

Motion carried.

**Public Comment**

Bellor opened public comment at 7: 03 p.m. Harvey Pfeiffer of 2210 Heritage Dr. spoke regarding the VanMullekom Special Use Permit application. Discussion regarding the day care center in Webster School which is a commercial day care as opposed to an in-home day care. He expressed concern over this growing larger than a 12-child day care. Sheppard said that the State does not issue licenses for anything greater than twelve children in a home facility. Beyond that it becomes a commercial child care center with a different State license.

Mr. Pfeiffer said that they have never had a problem with the VanMullekom day care which is across the street from his home.

Public Comment closed at 7:14 p.m.

**Items for Consideration**

VanMullekom Special Use Permit for 12-Child Daycare 09-100-B17-000-002-00 46 49 Schaumann

Planner Gradis explained the recommendations for parking. Chairman Bellor is concerned about the pool and even though padlocked wonders if there could be an alarm on that gate. The children do not use the pool. Bellor suggested that the fire department be notified that there is a child care there even though it is not a requirement. Mr. VanMullekom stated that the State requires one employee for every six children.

Sheppard suggested that the Township Building Inspector check the height of the fence around the pool to make sure that it is the required height according to regulations and also that a self-locking gate is in place in case, for any reason, the padlock is left off. These are all concerns for the homeowner's liability.

Public Hearing opened at 7:29 p.m.

Planner Gradis reminded the applicant that all parents should be aware of the parking plan.

Public Hearing closed at 7:35 p.m.

**Motion by Hoyle supported by Campbell to grant the application for a Special Use Permit allowing a 12-child day care at 4649 Schauman Dr. with the conditions as recommended on page 5 of McKenna's review letter dated November 29, 2011.**

Roll call vote:

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

No: None

Absent: Darland

**Motion carried.**

**Motion by Frank seconded by Morin to accept the VanMullekom site plan sketch. Unanimous approval.**

2011 Annual Report from McKenna

M. Gradis explained the report. There are three items listed that we may want to consider doing in the next year. One is to Update the Master Plan. The Master Plan should be redone every five years. Arnold asked, in light of budget constraints, if there was anything major that needed to be addressed. Gradis explained that information from the 2010 census would be put in to check on trends. Because of the Planning Act, we have to start putting together a 5-year capital improvement plan and develop that. You don't always have to adopt it as part of the Master Plan, but it is something that communities have to do. Even if a lot of it is infrastructure-based, the Planning Commission still has to review it and refer it to the next board. You can integrate it into the Master Plan or it can be as simple as a 2-page Excel spreadsheet.

Bellor requested a prioritized list from Gradis of what items are mandatory and what can be put off for a time. Please give a cost and also keep in mind what we can do ourselves.

Sheppard noted that the State requirement is that townships should *review* the Master Plan to ensure that its recommendations remain applicable. It does not require that the Master Plan be rewritten. Sheppard also noted that our zoning ordinance needs to be re-written, but we don't have the money to do it. We may need to look at some of these things in our regular meetings and see what we can address.

**Motion by Frank, second by Hoyle to accept McKenna's Annual Report. Motion carried.**

Communications

**Motion by Campbell second by Frank to accept Communications.**

Discussion about more than one driveway on a property in reference to a State recommendation.

**Motion approved.**

**Motion by Frank seconded by Hoyle to accept Tentative Planning Commission Calendar for 2012. Motion carried.**

**Motion by Hoyle, seconded by Morin to adjourn. Motion carried.**

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

R. Campbell  
Acting Secretary  
RC/jw