

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
June 7, 2011

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

The Pledge of Allegiance was recited.

Members present: J. Bellor, C. Hoyle, B. Campbell, M. Morin, E. Arnold
Members absent: J. Frank, D. Darland,
Also present: R. Sheppard, Planning Attorney, J. Jackson, Planner
Jim Klein, Axiom Consulting Services
Harold Miller, Builder

Motion by Campbell seconded by Bellor to excuse D. Darland and J. Frank. Motion carried.

The Chair appointed M. Morin as Acting Secretary for this meeting.

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

Motion by Arnold seconded by Campbell to correct the minutes of the May 3, 2011 regular meeting to include the Memo from the Board dated March 29, 2011 and change the time adjourned to 8:07 pm.
Motion carried.

Public Comment

J. Bellor opened and closed public comment at 7: 06 p.m. with no one wishing to speak.

Items for Consideration

Harold Miller Site Plan for 09-100-037-400-050-00, 1600 S. Euclid

Planner J. Jackson gave an overview of his review dated June 1, 2011. While happy to see that there is activity going on there, he had a number of questions, so the review is a list of information needed to do a complete review.

Miller said that the retail space that is there right now will continue to be a greenhouse. He plans to slowly eliminate some of the warehousing greenhouses in the back. He took this over on October 1 and is going into this slowly.

Jackson said that at the time that the Planning Commission determines to approve this site plan, it will be limited to the use of the two retail buildings. Miller will not be able to start bringing things in in the back and using it as a warehouse or anything like that. That area won't be calculated as parking. Jackson asked that Miller let the Planning Commission know if he is going to use any of that space as storage or some other use so it can be factored into the parking, etc.

Miller explained that he has some little stores that want to come in and is asking for a sign variance to keep it in the location that it is now.

Jackson noted the non-conforming setbacks which would require special use approval.

J. Klein of Axiom Consulting Service asked about parking and loading areas.

There was discussion regarding fire suppression. Miller is thinking of retail space with firewalls.

There was a lot of discussion regarding fees and how they are charged.

Motion by Hoyle supported by Morin to table action on Harold Miller's submission through Jim Klein for a site plan on 09-100-037-400-050-00, 1600 S. Euclid until items noted on the McKenna and Fire Department reviews dated June 1, 2011 and the Kibbe review dated May 31, 2011 plans are fulfilled and resubmitted. The attorney is authorized to publish for a Special Use Permit if timely submittal deadlines are met.

Motion carried

Definition and Procedure for Conflict of Interest

Per State Law, we need to add a conflict of interest provision into Planning Commission by-laws. Planning Commission adopted Rules of procedure on February 5, 2002 and conflict of interest is addressed in Article II, 2.2.

Motion by Campbell supported by Hoyle to add the following sentence at the end of the first paragraph of Article II, 2.2 of the Planning Commission Rules of Procedure Adopted February 5, 2002: "For the purposes of this section, a neighboring property shall be deemed to be directly affected by the decision if the property is within the notification radius for the proposed development, as required by the zoning ordinance or other applicable ordinance or state statute." Motion carried.

Communications

Motion by Campbell supported by Hoyle to accept Communications. Motion carried.

Public Comment

No one present for comment.

Meeting adjourned at 7:58 p.m.

Respectfully submitted,

Mike Morin
Acting Secretary

MM/jw