

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
August 1, 2017

The meeting was called to order by Chairman Bellor at 7:03 p.m.

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, J. Frank, C. Hoyle, T. Miller, B. Reder  
Members absent: D. Darland  
Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner  
Others present: Kenneth M. Malkin, Township Supervisor  
Public present: See Sign-In Sheet

Motion by T. Miller seconded by J. Frank to adopt the agenda as presented.

**Motion carried.**

Motion by B. Reder seconded by J. Frank to approve the minutes of the July 5, 2017 Special Workshop and Regular meeting as presented.

**Motion carried.**

**Public Input**

Chairman Bellor opened public comment at 7:05 p.m.

Nick Brenner, on behalf of Menard Inc., 5101 Menard Drive, Eau Claire, Wis. spoke regarding the warehouse expansion project. Mr. Brenner has recently taken the place of Scott Nuttleman, the previous representative on the project.

K. Malkin asked the Commissioners if they would share with Mr. Brenner the written recommendation to place stop signs near the entrance and exit doors.

B. Reder asked if the fire hydrant issue had been addressed on the updated site plan, Mr. Brenner affirmed that it had been.

Public Input closed at 7:08 p.m.

**Items for Consideration**

Public Hearing: 09-100-013-200-010-11 **Menard's 2<sup>nd</sup> Covered Storage Expansion**

Chairman Bellor opened the public hearing.

Mr. Brenner distributed the updated site plan and landscaping legend that he feels addressed the issues identified and communicated by our Planner, P. Lippens of McKenna Associates.

P. Lippens stated given that the updated site plan was not received on or before the deadline for August consideration, recommended action would take place at the September 5, 2017 regular meeting.

R. Sheppard inquired if the two islands marked in red on the left hand side of the site plan would still be used for the parking of several utility trailers listed for sale.

Mr. Brenner stated that only vehicle parking would be allowed in those designated areas.

For general discussion, P. Lippens stated that the main modification appears to be that they have removed the outdoor storage of these trailers to make those spaces count as regular parking spaces. This is a different approach from the last time the Planning Commission reviewed. The amount of outdoor storage on the site was previously included in the prior special land use approval. Moving forward, the special land use approval would need to be amended with the revision that outdoor storage in the front parking lot would no longer be permitted on the site.

K. Malkin asked if Menard Inc. would have a problem with putting in Stop Signs. Mr. Brenner responded, stating that he did not think this would be a huge issue.

Mr. Brenner stated that any additional corrections would be submitted on or before August 10, 2017 which is the deadline date for September consideration.

Motion by B. Reder seconded by C. Hoyle to table the Menard Inc. public hearing consideration and place on the next regular meeting agenda.

**Motion Carried**

Chairman Bellor recessed the public hearing.

**Ordinance Review – Ongoing**

P. Lippens stated he emailed a revised, formatted copy of the Ordinance that reduces the comments which shortens the pages for less printing costs and has completed a summary memo of the approval process.

It was agreed that in addition to including Rich Sheppard, Township Attorney, and P. Lippens, Township Planner, the Building Official, Dave DeGrow and Zoning Administrator, F. David Rochow should also be included in the joint meeting for final review of the amended Ordinance.

K. Malkin stated that the Clerk, Cindy Kowalski had mentioned having P. Lippens put together a presentation which would highlight each amended section.

There was considerable discussion centering on the process for structuring the proposed joint meeting of the Township Board, Planning Commission, Zoning Board of Appeals, and the Building Department Officials to review the updated Ordinance.

K. Malkin stated that it is important that the Commission make a zoning decision on medical marijuana. There is a greater likelihood that something will be done this year and recommends a free-standing ordinance which will make it fairly definitive.

**Communications**

Motion by T. Miller supported by B. Campbell to accept Communications.

**Motion carried.**

Motion by C. Hoyle supported by B. Reder to adjourn.

**Motion carried.**

Meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Robert Campbell  
Acting Secretary

RC/blfp