

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
September 5, 2017

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, D. Darland, J. Frank, C. Hoyle, T. Miller, and B. Reder
Members absent: None
Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner
Others present: Kenneth M. Malkin, Township Supervisor
Public present: John D. Morey, D & M Site Inc., Tyler Edwards, Menard Inc.

Motion by B. Reder seconded by T. Miller to adopt the agenda as presented.

Motion carried.

Motion by B. Reder seconded by J. Frank to approve the minutes of the August 1, 2017 regular meeting as presented.

Motion carried.

Public Input

Chairman J. Bellor opened and closed public comment at 7:02 p.m. with no one present to speak.

Items for Consideration

09-100-013-200-010-11 **Menard's 2nd Covered Storage Expansion** Special Land Use

Chairman Bellor opened the Menard Inc. Public Hearing at 7:03 p.m.

P. Lippens offered comment stating that the new application has addressed many of the previous issues from their 2016 request. Referring to the McKenna Associates Site Plan Review (SPR #3) it is noted that the parking requirements have been met and a number of the outside storage areas have been removed from the parking lot. In addition, based on the new site plan, outdoor sales in the parking lot will not be permitted and the only use that will be allowed in the lot will be parking for Menard Inc. The new plan also includes some details for the storage area which we have accounted for as a structure in the new review. Lighting is in excess of the requirement at the edge of the lot line and in some areas there are no bulbs. It should be pointed out that previous corrections indicated the bulbs were removed from the lights at the edge of the site. Screening or changing the fixtures would be a better option.

P. Lippens continued, noting that the Township Fire Department will need to approve the new plan because it appears that the fire hydrant location is still an issue as it is still clearly positioned between two structures. If both structures are on fire, the Fire Department will not be able to access the hydrant. P. Lippens stated that if there were to be an approval tonight, we would need Fire Department approval of the location of the hydrant which would be a simple plan revision.

B. Reder inquired as to why the one fire hydrant was not noticed in the previous application and amendments, as it has not moved from the original location.

J. Bellor spoke stating that if it was to be approved this evening there would be an understanding that the one fire hydrant in question will be relocated.

J. Morey of D & M Site Inc. spoke stating that the fire hydrant will be relocated to the north east corner of the warehouse. T. Edwards of Menard Inc. stated it would run along the existing line as shown in the photometric, from the store back to the fence, and be brought forward eighty feet (80’).

P. Lippens stated that his recommendation would be to approve contingent on the fire hydrant relocation matter and the lighting issue.

J. Bellor inquired if there were shields available to correct the lighting issue. P. Lippens agreed that was a viable option.

T. Edwards of Menard Inc. stated one way or another they would not violate the Ordinance by letting the lighting encroach or go over the property line. A shield will be used, or the light will not be turned on.

J. Bellor spoke, asking if the light was turned off, would that still allow for safe passage of vehicles and pedestrians in the evening hours. Should the lighting requirement be recalculated?

P. Lippens spoke addressing the Commissioners as to whether or not they would request to see a new photometric/lighting study or develop a solution that would be appropriate. Initially when they looked at this, there were some lights that showing trespass, but they were close to the east/west drive which we thought actually might be a benefit. The new one now shows no bulb. Although not sure that is a great solution, it has eliminated the trespass from those sites. The other area by the new shed still shows trespass but has been discussed at the opening of the public hearing. Requiring shrubs to be planted around the light poles or shielding could address this issue but since there is no effective use near there it essentially may be considered acceptable.

T. Edwards, Real Estate Representative of Menard Inc. introduced himself to the Commissioners, stating that he is filling in for Nick Brenner. He stated that he has actively participated in this evenings meeting, had received the required correspondence, and feels that he can quickly resolve any issues.

There was additional discussion with regard to the placement of the fire hydrant which would be conditional on the Fire Chief’s in-depth review.

T. Miller inquired about drainage calculations. R. Sheppard answered, stating that one of P. Lippens recommendations will require the Township Engineer to supply Monitor Township with a letter stating that no additional calculations are necessary.

With no further commentary regarding the Menard Inc. 2nd Covered Storage Expansion, motion by T. Miller, supported by R. Campbell to close the Public Hearing at 7:30 p.m.

Motion Carried.

Special Land Use Approval – Menard Inc. 2nd Covered Storage

Motion by T. Miller, seconded by R. Campbell to approve the **Special Land Use** for Menard Inc. contingent on satisfaction of the McKenna Associates August 28, 2017, **SLU#2** review recommendations [Item 1. and 2.] All of the above is subject to Site Plan approval and payment of additional professional consulting fees prior to issuing a building permit.

Roll Call Vote:

Yes: Campbell, Darland, Frank, Hoyle, Miller, Reder, Bellor

No: None

Absent: None

Motion Carried.

Site Plan Approval – Menard Inc. 2nd Covered Storage

Motion by B. Reder, seconded by J. Frank to approve the **Site Plan** for Menard Inc. contingent on satisfaction of the McKenna Associates August 28, 2017, **SPR#3** review recommendations Items 1. through 5., with Item 3. amended to read that “lighting to comply with the Monitor Township Ordinance #52 if and when required by surrounding future development”.

Roll Call Vote:

Yes: Darland, Frank, Hoyle, Miller, Reder, Campbell, Bellow

No: None

Absent: None

Motion Carried.

Reports

P. Lippens provided copies of the GAPP Agriculture Noise and Odor, published by the Michigan Department of Agriculture & Rural Development for discussion purposes.

J. Bellow shared with the Commissioners the information he received when attending the MTA Hot Topic Seminar on August 9th, 2017. The topics of discussion included solar farms, short-term rentals and windmills. J. Bellow conveyed that when dealing with solar farms and/or windmills that ordinances include verbiage requiring the ground has to be returned to “as found” condition. Prior to construction, it would be wise to also require soil samples. Surety bonds would need to be monitored closely.

B. Reder commented regarding the information he received from the MTA Hot Topic Seminar regarding medical marijuana. There was general discussion regarding this issue. K. Malkin, Supervisor provided insight on the potential employment growth for the Township, deadlines for participation, safety and security concerns.

R. Sheppard offered an update on a resident on 8 Mile Road who had been approached by DTE to provide utility grade wind energy on his property. We currently have an Ordinance which regulates wind energy systems.

Communications

Motion by R. Campbell supported by B. Reder to accept Communications, acknowledging the meeting date change for November 2017 from the 7th to the 8th because of Election Day.

Motion carried.

Motion by C. Hoyle supported by R. Campbell to adjourn.

Motion carried.

Meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/blfp