

CHARTER TOWNSHIP OF MONITOR  
PLANNING COMMISSION MEETING  
August 13, 2024

The meeting was called to order by Chairman Jim Bellor at 6pm.

The Pledge of Allegiance of the United States of America was recited by all present.

Members present: J. Bellor, A. Shabluk, C. Schweitzer, B. Walsh  
Members absent: J. Meier (excused), E. Rosenbrock (unexcused), B. Campbell (excused)  
Also present: R. Sheppard, Attorney, D. Scherzer & C. Todd from Spicer Group

**Motion by Shabluk, supported by Walsh to approve the agenda as presented.  
Motion unanimously carried.**

**Motion by Walsh supported by Shabluk to approve the minutes of July 2, 2024, as presented.  
Motion unanimously carried.**

**Public Input**

Chairman Bellor opened and closed public comment at 6:06 p.m. with no one present to address the Planning Commission.

**Items for Consideration**

**09-100-037-400-030-01**

**Prime Brothers – Mark Hugo Construction**

**1500 S Euclid Ave**

**Site Plan Review**

Representative from Mark Hugo Construction addressed the Planning Commission, stating the request is to build a storage building for vehicle storage only.

Bellor questioned if that building was originally going to be located near the back of the lot.

Representative stated that original plans [from 2022] were to build a large warehouse building to store furniture, but that is no longer the case.

Scherzer presented Spicer's review of the project with major concerns being from the fire department. The building does not require a sprinkler system; however, it does require a fire hydrant within 300 feet from the building.

Bellor questioned why it needs a sprinkler system if it is just a garage.

Scherzer responded that he does not believe the fire department is asking for it to have a sprinkler system, but rather an on-site fire hydrant.

Scherzer stated that the fire department is looking for verification from the owners that there will be absolutely no furniture or mattresses stored in the trucks inside the building.

Representative shared that the purpose of the storage building is to store these furniture items in the trucks for transport the following days.

Scherzer responded that the fire department has issues with that.

Representative commented that the building is still under 5000 square feet.

Scherzer stated that is why there does not need to be a sprinkler system, just an onsite fire hydrant.

Scherzer commented that Joe Baker, Fire Captain, still has some concerns regarding what is being stored in the building due to serious fires and losses of lives in the past in buildings where furniture is involved.

Representative shared that Joe Baker, Fire Captain, met with the owner at the site location and told the owner that he did not see any issues.

Representative commented on the expense of putting a fire hydrant and water lines in and that it would cost more money than the building itself.

Sheppard questioned if we need to hold a hearing for a Special Use.

Scherzer responded if it is a warehouse, it will need a public hearing.

Bellor stated he would like to see if Joe Baker will waive 18 feet, as there is a hydrant located across Euclid, sitting at 318 feet.

*Motion by Schweitzer, supported by Walsh to table the consideration until we can obtain more information from the Fire Captain.*

*Roll call vote:*

***Motion unanimously carried.***

**09-100-024-100-210-00**

**State Street Academy**

**4721 Three Mile Rd.**

**Site Plan Review**

Sheppard gave a review of the project as discussed at the Board meeting on August 12, 2024.

A representative from State Street Academy also provided more information regarding the school's intent.

Bellor questioned if the State has inspected the building.

Representative responded they had asbestos inspected today and State Street Academy is still awaiting a report back. They have not completed their fire inspection yet and are waiting to hear back from the State.

Bellor questioned if State Street Academy will have an electrical, mechanical, and plumbing inspections.

Representative confirmed.

Represented commented that Johnson Controls has already inspected their boiler and heating system.

Sheppard asked that the representative provide copies from these vendors to the township if necessary.

Schweitzer questioned congestion regarding drop off/pick up for students.

Representative stated they are planning to bus the students from one school to another.

Scherzer commented on concerns regarding the parking lot agreement and improvements to the school. He also mentioned the Planning Commission does not need to provide Site Plan approval since there are no improvements being made on the outside of the building.

Bellor recommended adding a lock box to the building for the fire department.

No approval from the Planning Commission is required per R. Sheppard.

### **Unfinished Business**

Bellor questioned Spicer regarding the status of the Master Plan and if the Plan should include information regarding Enbridge.

Scherzer responded we may have issues obtaining map information from Enbridge.

Sheppard questioned the property on Midland Road by Wieland Trucking and if it would remain industrial with the updated Master Plan.

Todd, representative from Spicer, provided a drafted map of future land use.

Discussion ensued among members.

### **Zoning Ordinance – Chapter 15 Signs**

Bellor commented he does not feel we need to do anything at this time and feels we are just going to generate a lot of money.

Bellor questioned what is going to be done regarding the dentist office on Midland Rd. and whether a letter needs to be sent.

Sheppard commented that he has not been authorized to do anything yet.

Discussion ensued among members regarding signage in the Ordinance.

Sheppard commented on the signage table needing to be looked at and that we do not have setbacks for temporary signs.

Bellor questioned if people would come in for a sign permit for temporary signs.

Sheppard responded.

Sheppard stated he sees an issue with people putting up signs and the Zoning Administrator not having any tools.

Bellor questioned who is going to enforce it because or Zoning Administrator is part time.

Sheppard responded that if we draft it so that it is more pliable and valuable for our intended purpose, then our Zoning Administrator can enforce it.

Sheppard stated he thinks we need to change the signage table directed at commercial properties and wants the Planning Commission to continue discussion next month.

Bellor agreed to continue discussion next month.

### **Section 2.93 Definition of Structure –**

Bellor asked Scherzer if he really thinks we need to modify this.

Scherzer responded that is what was asked of him at the last meeting.

Schweitzer stated Dave DeGrow was at the last meeting making it more complicated than it was.

Sheppard stated that the definition for building and the definition for structure need to be kept separate and that we need setbacks for structures as well.

Bellor commented he thought it was self-explanatory.

Sheppard responded that the issue arose due to a carport that was 5 feet from the property line, which as a structure, had no setbacks.

Shabluk questioned why there wasn't setbacks to begin with.

Discussion ensued among members.

Scherzer questioned what they would like to change.

Sheppard asked Scherzer to change the verbiage so that structures have the same setback requirements as buildings, excluding things like fences.

Scherzer stated he will draft language and present it back to the Planning Commission next month.

### **Development Manual –**

Scherzer asked members to review the Manual for discussion in the future.

Future land use map was distributed among members.

### **Additional Discussions –**

#### **PUD Midland Road/Two Mile Road Project – Cobblestone/Butterleaf**

Scherzer stated there are some concerns regarding the open space being used as the detention pond.

Todd distributed materials regarding concerns raised over the open space area. She stated that they want to make sure the open space area is used as an enhanced open area and that they are looking at the quality of it.

Representative provided commentary regarding the project and open spaces stating that he is confused why their plan for the open space is not sufficient.

Representative stated a pond would qualify, but a dry detention basin does not and doesn't understand why that is.

Representative announced his frustration with lack of communication from Spicer and the Board.

Sheppard commented.

Discussion ensued among members.

*Motion by Walsh, supported by Schweitzer to accept the project as presented and previously approved.*

*Roll Call Vote:*

***Motion unanimously carried.***

*Motion by Walsh, supported by Schweitzer to adjourn the meeting at 7:26 p.m.*

Respectfully submitted,

Connie Schweitzer  
Secretary  
S/jjh