

CHARTER TOWNSHIP OF MONITOR  
SPECIAL PLANNING COMMISSION MEETING  
December 3rd, 2024

The meeting was called to order by Vice Chair Shabluk at 6pm.

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

Members present: E. Rosenbrock, J. Bellor, P. Reder, C. Schweitzer, B. Campbell, A. Shabluk

Members absent: None

Also present: R. Sheppard, Attorney, D. Scherzer, Township Engineer/Planner, D. Rochow, Township Zoning Administrator

**Motion by Reder, supported by Bellor to approve the agenda as presented with the addition of In His Presence Ministries.**

**Motion unanimously carried.**

**Motion by Rosenbrock, supported by Bellor to approve the minutes of November 26<sup>th</sup>, 2024, as presented.**

**Motion unanimously carried.**

**Public Input**

Public Input opened at 6:03pm.

Resident (introduced himself as K. Jakobi) addressed his concern regarding the dentist office located on Midland Road that does not comply with the signage ordinance. The sign is placed in a manner too large and bright, which is causing issues to the surrounding neighbors.

Resident (introduced himself as J. Willey) expressed his opinion regarding the re-zone request on Reinhardt Lane. He mentioned concerns regarding water run-off, traffic, loss of property values, etc.

Resident (introduced himself as R. Decker) addressed the PC members regarding the re-zone request on Reinhardt Lane. He has concerns about the water and sewage run off, along with the overburdening sanitary sewer.

Public input was closed at 6:09pm.

**Items for Consideration**

**09-100-024-100-380-01**

**In His Presence Ministries**

**4521 Monitor Road**

**Special Use Permit Application**

No one was present to address the request and requested to be tabled to next months meeting to get the necessary information.

**Motion by Bellor, supported by Campbell to table the request until all necessary information has been received. Motion unanimously carried.**

**09-100-013-200-040-00  
Tracey Meylan  
4140 Two Mile Road  
Site Sketch Plan Review**

Shabluk questioned if it was a pole barn she wanted to build.

Meylan stated she was attempting to build a two-car metal garage.

Bellor commented he called Dave DeGrow, Township Building Official, to get more information and DeGrow mentioned he had not seen the property yet.

Scherzer stated this is a unique site since it is zoned commercial, although used residential. He did not review the plan since a full site plan should be required, not just a sketch.

Sheppard mentioned Meijer was built in 1983, which caused them to be zoned commercial between Two Mile Road and Three Mile Road by Wilder Road.

Bellor questioned if the Building Official should be reviewing this Site Sketch Plan Review.

**Motion by Reder, supported by Bellor, to approve the Site Sketch Plan, pending approval by the Township Building Inspector, waiving the Full Site Plan Review.**

**Roll Call Vote:**

**Yes: Rosenbrock, Bellor, Schweitzer, Campbell, Shabluk, Reder**

**No: None**

**Absent: None**

**Motion unanimously carried.**

**Unfinished Business**

**09-100-037-200-140-00**

**Harold Miller**

**Reinhardt Lane**

**Rezone Request – R1 to R3**

A. Miller mentioned his request to develop a senior living environment on Reinhardt Lane. He mentioned the retention pond is going to hold their water from the culverts and the roads.

A. Miller commented the sewer is an 8-inch drain from the road tap and according to the city, they approved it.

Reder questioned A. Miller about their under-water retention.

Miller mentioned they are not going with the under-water retention anymore, although their plan stated otherwise.

Discussion ensued among members.

Miller commented they were interested in having it underground to reserve space, but the cost of an under-ground retention pond is way too large for this type of project.

Bellor commented per the road commission report, there is a swale in the back which is acceptable.

Sheppard stated you cannot disrupt the normal water course of your neighboring water drainage.

Sheppard explained he received a call from Mr. Baskett from the Drain Commission before they drafted the letter, and Mr. Baskett was curious if this meant Mr. Lillo was going to let the applicant use Road Commission ditches to drain their water and Mr. Lillo disagreed.

Sheppard mentioned Mr. Lillo stated in the bottom of the first page in his letter that storm water run-off will be required and reviewal of the actual engineered prints will be required to determine how much and how many.

Sheppard stated the members can only approve the rezoning if the Township Board adopts their recommendation, which then Miller would have to apply for another Site Plan and Subdivision Review.

Schweitzer commented the re-zone does not align with our Master Plan.

Scherzer mentioned this does not align with our Master Plan or future land use map.

Discussion ensued among members.

**Motion by Reder, supported by Schweitzer, to deny the request since this does not align with the Master Plan or Future Land Use Map.**

Campbell questioned Sheppard about the Drain Commission review letter and typo of memo dated June 3<sup>rd</sup> in the minutes of the June PC meeting.

Sheppard responded.

**Roll Call Vote:**

**Yes: Schweitzer, Shabluk, Campbell, Reder, Rosenbrock**

**No: Bellor**

**Absent: None**

**Motion carried.**

**09-100-022-100-080-00  
Randall N. Ruff, DDS  
1631 E. Midland Road  
Light Meter Reading Review**

Dr. Ruff was not present to provide input.

Bellor commented he spoke with Dr. Ruff, and there has been a misunderstanding. He mentioned Dr. Ruff has readings and the Township has obtained light meter readings of the sign. Dr. Ruff mentioned the light levels have been turned down from two weeks ago.

Bellor mentioned there was a permit pulled and there are still questions remaining.

Bellor requested this be tabled for thirty days until he can conduct further investigations.

Shabluk questioned if this should be consideration to the Township Board for their opinion.

Bellor disagreed.

Bellor mentioned the sign must be thirty-three feet from the center of the road, plus or minus the height of the sign, and the road commission is not going to go take those measurements for the Township.

Sheppard commented the height of the sign must be set back that distance, incase it falls over, we know the fall zone.

Reder mentioned he spoke with D. Rochow, Township Zoning Administrator, and he stated the sign is too close to the road.

Bellor agreed.

Rochow commented there is question about where the property line currently resides.

Scherzer stated there may be need for a survey to determine the property lines.

Discussion ensued among members.

Mr. Jakobi stated his property was surveyed a few years ago, which shows some of the property lines.

**Motion by Bellor, supported by Campbell, to table this review for thirty days.**

**Roll Call Vote:**

**Yes: Schweitzer, Shabluk, Campbell, Bellor, Reder, Rosenbrock**

**No: None**

**Absent: None**

**Motion unanimously carried.**

### **Zoning Ordinance 67-M Signs & Structures**

Sheppard stated he provided a review of the draft revisions to all the PC members.

**Motion by Bellor, supported by Reder, to set a public hearing for January for consideration of Ordinance 67-M.**

**Roll Call Vote:**

**Yes: Schweitzer, Shabluk, Campbell, Bellor, Reder**

**No: None**

**Absent: None**

**Motion unanimously carried.**

### **Master Plan Review**

Scherzer mentioned he handed out a document to all PC Members regarding the next steps of the Master Plan, along with survey results, demographic information, and a developmental manual.

Scherzer commented a special meeting will have to be conducted to finalize the draft and submit to the Township Board for review.

### **Review of New Zoning Ordinance on Wind, Solar, and Battery**

Revised drafts of the ordinances were distributed to the PC Members for review.

Sheppard stated he has reviewed the documents and feels all revisions were made.

Discussion ensued among members regarding the overlay districts at need to be identified.

Scherzer recommended a special PC meeting be conducted to review the documents and set the overlay districts.

**Motion by Bellor to acknowledge the receipt of Communications.**

**Motion unanimously carried.**

**Motion by Bellor, supported by Campbell to adjourn the meeting at 7:25 p.m.**

Respectfully submitted,

Connie Schweitzer  
Secretary  
S/tcp