

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
January 7th, 2025

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

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

Members present: A. Shabluk, C. Schweitzer, J. Bellor, B. Reder, B. Walsh, A. Peckham, E. Rosenbrock

Members absent: None

Also present: R. Sheppard, Attorney, D. Scherzer, Planner

**Motion by Reder, supported by Schweitzer to approve the agenda as presented.
Motion unanimously carried.**

**Motion by Reder, supported by Rosenbrock to approve the minutes of December 10, 2024,
as presented.
Motion unanimously carried.**

Election of Officers

Attorney R. Sheppard was present and presided over elections.
Nominations were opened for Chair, Vice-Chair and Secretary.

Motion by Bellor, supported by Walsh to elect Shabluk as Chair for 2025.
Nomination closed.
Motion unanimously carried.

Motion by Reder, supported by Bellor to elect Rosenbrock as Vice-Chair for 2025.
Nomination closed.
Motion unanimously carried.

Motion by Bellor, supported by Rosenbrock to re-elect Schweitzer as Secretary for 2025.
Nomination closed.
Motion unanimously carried.

Nominations closed. The officers elected accepted their respective offices and thereafter Shabluk presided at the meeting as Chairman, Rosenbrock as Vice-Chair and Schweitzer as Secretary of the meeting.

Public Input

Public input opened at 6:04 p.m.

Resident approached the PC regarding a property on Traxler Court regarding REU calculation. Sheppard recommended resident take this matter to the board for further discussion. Bellor and Scherzer also provided input.

K. Jakobi approached the PC regarding the sign at Dr. Ruff's dentist office, specifically regarding if any permits have been pulled. He feels the sign should not have been erected if the proper permits have not been authorized.

Public input closed at 6:17 pm.

Items for Consideration

09-100-013-200-010-14

Tesla – Emily Roseberry

2980 E. Wilder Road

Site Plan Review

T. Wood from SSE, on behalf of Tesla, stated they are looking to double the amount of charging stations they currently have in the Meijer parking lot.

Scherzer commented the landscaping, lighting, signage, and parking all meet the intent of the Ordinance. He recommends the PC members to approve the Tesla Supercharge site plan.

Sheppard stated an issue that could arise is the number of signs on the Meijer property with the finite limit to signs they are allowed.

Sheppard questioned if the only signage Tesla will be the signage on the charging stations.

Wood agreed.

Motion by Bellor, supported by Rosenbrock to approve the site plan based on fire department review and approval.

Roll Call Vote:

Yes: Shabluk, Schweitzer, Peckham, Rosenbrock, Bellor, Reder, Walsh

No: None

Absent: None

Motion unanimously carried.

Roll call vote #1; motion carried.

Unfinished Business

09-100-022-100-080-00

Randall N. Ruff, DDS

1631 E. Midland Road

Light Meter Reading Update

Bellor commented the original sign was permitted as non-conforming and D. Rochow, Township Zoning Administrator, went out to the dentist office to evaluate the light meter reading three times.

Bellor mentioned the light meter readings have been completed and reported on the various readings, all were in compliant with few exceptions.

Bellor commented the Road Commission stated you need 33 feet from the center of the road and the sign at the dentist office is within an inch or inch and a half of the road right of way.

Bellor stated they measured survey stake to survey stake with the neighbor and the sign is an inch and a half into the road right of way.

Bellor confirmed Dr. Ruff, did apply for a sign permit, which got misplaced in the non-conforming folder at the Township office.

Bellor mentioned the sign company is well aware of the permits that need to be issued before they can start the work.

Bellor commented Dr. Ruff is willing to reduce sizing and lighting and move the sign to be in compliance with the Township ordinance, in which these actions have to be completed by April 1st, 2025, and if not, there will be legal action taken.

Zoning Ordinance 67-M Signs & Structures -

Sheppard commented they increased the setback from the road to twice the height of the sign for a Monument Sign.

Sheppard stated there has to be an eight-foot pole in height before the sign for a pylon/pole sign to avoid any traffic or pedestrian issues in the future.

Discussion ensued among members.

Sheppard commented on the table regarding signs on buildings regarding the setback from the road, size of the building, and size of the lot, which maxes out at a 200 sq foot sign.

Sheppard explained the max is 200 sq foot for a roof or a building sign, but if you exceed your free-standing size, only the wall sing is allowed.

Sheppard commented on the table for pole, [pylon, and monument signs, if a lot is less than a third of an acre, they are allowed a fifty-foot size sign, which is one and a half times the size we currently allow.

Sheppard stated if the lot if greater than a third of an acre, or 15,000 square feet, the ordinance will allow a 75 square foot sign, and now a part of the site plan review.

Discussion ensued among members.

Sheppard reviewed the updated revisions of the ordinance in the handout to all the PC members and recommended a public hearing and the ordinance to be taken to the Township Board for adoption.

Public hearing was opened and closed at 6:49 pm with no one wishing to speak.

Motion by Reder, supported by Schweitzer that ordinance 67-M be recommended for adoption by the Township Board as an amendment to Ordinance 67.

Roll Call Vote:

Yes: Shabluk, Schweitzer, Peckham, Rosenbrock, Bellor, Reder, Walsh

No: None

Absent: None

Motion unanimously carried.

Review of Master Plan –

Scherzer explained to all PC members of the updated Master Plan and further discussion will be taken place at the Special Planning Commission meeting scheduled for January 22nd at 2pm.

Shabluk questioned if any PC members had any questions about the Master Plan.

Bellor questioned the projection of completion dates.

Scherzer responded the members have to work on page 88 before any further recommendation is taken to the Township Board.

Discussion ensued among members.

Review of Renewable Energy Ordinances –

Sheppard stated all publications and notices have gone out to all parcels and surrounding neighbors for the meeting on January 29th at 6pm.

Scherzer distributed an updated zoning map and new overlay map to all PC Members.

Communications

Schweitzer acknowledged receipt of communications.

Motion by Walsh, supported by Reder to adjourn the meeting.

Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
S/tcp