

Motion

Moved By: Hillary Schmitz

Supported By: Hedwig Kaufman

A motion was made to accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, May 1, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, dated May 8, 2017
- Submittal Documents
- Legal Notice, Monroe Evening News, May 2, 2017
- Letter, Michael Delovely, concerned citizen, 2660 N. Monroe

MUC

Secretary Hillary Schmitz read the legal notice for all items on this evenings agenda, published in the Monroe Evening News on May 2, 2017. The first item being the Proposed Special Use- Located at 2590 N. Monroe Street -Parcel ID# 020-495-02 zoned C-# Commercial to which 42 property owners were notified. The second item being Proposed Panda Express Restaurant Located at Parcel ID#030-007-060 zoned C-2 Commercial to which 25 property owners were notified. The third item being Special Use- Elliot's Amusements/Keva Works- Proposed Carnival to be Located at 2121 N. Monroe Street- Parcel ID#065-093-00 zoned C-2 General Commercial to which 129 parcel owners were notified.

Dwight Gilliland, Architecture By Design Ltd. approached and presented on behalf of the Alice Lorraine Care Center Expansion.

Christopher Khorey presented review document McKenna Associates, dated May 1, 2017.

Mark Mathe presented review document, Mannik & Smith Group of Michigan, dated May 8, 2017.

Commission discussed the details of proposed Special Use and Mrs. Kaufman voiced a concern regarding the lack of a view thru the windows on the north side for the residents because of significantly reduced setbacks from the neighboring propoperty.

Applicant representative Mr. Gilliland addresses questions.

No further discussion.

Motion

Moved By: Robert Thoma

Supported By: Hedwig Kaufman

A motion was made to open the Public Hearing at 7:20 p.m.

MUC

Chairman Cuccia asked if there were any comments from the public.

- Brad Hawkins, 2051 N Monroe, questioned location and if the proposed addition would affect his property.

- Shirley Revels, 273 Santure, questioned the distance of the addition to her property, possible filling or backfilling, drainage concerns and the effect on the wetland areas.
- Darlene Brittain, 245 Santure, voiced concerns about the drainage.

Commission discussed public comments as presented.

Mr. Mathe, Mr. Khorey and the representative for the Alice Lorraine Care Center, Mr. Gilliland addressed questions and comments from those present.

Commission discussed the building location, drainage and wetlands for the proposed expansion.

There were no further comments from the public.

Motion

Moved By: Robert Thoma

Supported By: Hedwig Kaufman

A motion was made to close the public hearing at 7:32 p.m.

MUC

No further discussion.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

A motion was made to grant the Special Use subject to the all of the conditions as outlined in the Planner’s and Engineer’s reports and to include the condition that a sidewalk must be built if the adjoining property should install one and also that any drainage issues that occur due to the expansion will be satisfactorily addressed.

Roll Call: Cuccia- yes, Hyder-yes, R.Thoma-yes, Schmitz-yes, P. Thoma –yes, Kaufman- yes

MUC

6-Yes votes, 0 -No votes

Item No. 4 Tentative Site Plan Review- Proposed Alice Lorraine Care Center Expansion Located at 2590 N. Monroe Street -Parcel ID# 020-495-02 zoned C-2 Commercial.

Dwight Gilliland approached.

Christopher Khorey presented his review document, McKenna Associates, dated May 1, 2017.

Mr. Khorey stated that he had no objections to the Commission granting Tentative Site Plan Approval conditioned on the applicant addressing such matters as circulation, access, landscaping, lighting and other issues as outlined in his review document.

Commission discussed materials as presented.

Mark Mathe presented to the Commission, the review document, Mannik & Smith Group of Michigan, dated May 8, 2017.

Mr. Mathe stated he had no objections to the Commission granting Tentative Site Plan Approval conditioned on the applicant receiving approval from the Monroe County Drain Commissioner's Office and the Michigan Department of Environmental Quality, with respect to the use of the on-site wetlands for storm water detention along with the list of other matters from his review that must be addressed prior to considering Final Site Plan approval.

Commission discussed the Engineer's report.

Motion

Moved By: Hillary Schmitz

Supported By: Robert Thoma

A motion was made to place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated May 1, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, dated May 8, 2017
- Submittal Documents

Commission discussed further and summarized some of the concerns regarding site plan approval.

Motion

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Tentative Site Plan approval based on the corrections and conditions as listed in the reviews of the Township Planner and Engineer along with all required agency approvals being obtained.

MUC

Roll Call: Cuccia- yes, Hyder-yes, Kaufman-yes, P. Thoma-yes, R.Thoma-yes, Schmitz-yes

6-Yes votes, 0 -No votes

Item No.5 Final Site Plan Review- NORR LLC- Proposed Panda Express Restaurant Located at Parcel ID#030-007-060 zoned C-2 Commercial.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, April 24, 2017 and May 8, 2017

- Mark Mathe, Mannik & Smith Group of Michigan, dated May 8, 2017
- Submittal Documents
- Legal Notice, Monroe Evening News, May 2, 2017

MUC

Amy Conti, Project Manager for NORR LLC and Tim Jones Civil Engineer for Atwell, approached and presented for the proposed Panda Express.

Christopher Khorey, McKenna Associates presented his review documents dated April 24, 2017 and May 8, 2017 regarding Final Site Plan review and Sign Waiver request.

Mr. Khorey recommended that in addition to his review comments the Planning Commission may grant Final Site Plan approval with the condition that copies of all agency approvals must be provided to the Township prior to the issuance of a building permit and consideration as to the possibility of a sidewalk in the future be noted.

Mr. Khorey stated that neither sign waiver request meets the criteria that “sign designed to meet the standards of the Ordinance would not adequately serve the purpose desired by the applicant.” Therefore, he recommended that the Planning Commission not approve the requested sign waivers. He recommended that the applicant submit a revised sign package subsequent to final site plan approval with the signage revised so that signs A and D1 comply with the Ordinance.

Commission discussed material as presented.

Applicant addressed questions and concerns.

Mark Mathe presented to the Commission, the review document, Mannik & Smith Group of Michigan, dated May 8, 2017. Mr. Mathe stated that he had no objections to the Commission granting approval of the final site plan subject to the applicant addressing all comments provided and incorporating them into a revised site plan. In addition the applicant must submit all other required agency approvals and a recording of the relocated water main easement.

Applicant representative Tim Jones presented a document dated May 23, 2017, Douglas Link, Drain Commission approval.

Motion

Moved By: Hillary Schmitz

Supported By: Hedwig Kaufman

To accept and place on file the following correspondence:

Monroe County Drain Commissioner’s Office, May 23, 2017, Douglas A. Link.

MUC

Commission discussed materials as presented.

Applicant addressed questions and concerns.

Motion

Moved By: Hillary Schmitz

Supported By: Hedwig Kaufman

A motion was made to grant Final Site Plan approval conditioned upon the applicant complying with all conditions as listed in the Planner and Engineer reports along with the submittal of all other required agency approvals. The applicant shall not be given a variance as requested for the signage and they shall submit the required Sign Permit applications to the Building Department for further review. Further, the approval includes that the applicant shall also use the new composite as presented this evening for the exterior finish.

MUC

Roll Call: Cuccia- yes, Kaufman-yes, Hyder-yes, P. Thoma-yes, R. Thoma-yes, Schmitz-yes

6-Yes votes, 0 -No votes

Item No.6 Public Hearing- Special Use- Elliot's Amusements/Keva Works- Proposed Carnival to be Located at 2121 N. Monroe Street- Parcel ID#065-093-00 zoned C-2 General Commercial.

Motion

Deb Elliot approached and presented for Elliot's Amusements proposed Carnival to be located in the parking lot of the Mall of Monroe.

Christopher Khorey, McKenna Associates presented his review documents dated April 5, 2017. Mr. Khorey stated that Special Use is recommended as long as the applicant addresses the concerns as outlined in his review and additionally, fire department approval of the carnival layout should be required along with a tear-down bond be submitted to the Township. The tear down shall be completed by June 5th, 2017 with all trash receptacles and portable toilets removed.

Commission discussed review comments as presented for the Special Use.

Mark Mathe presented to the Commission, review document, Mannik & Smith Group of Michigan, dated May 8, 2017. Mr. Mathe stated there was no objection to the Planning Commission granting approval of the proposed Special Use, subject to the comments as set forth in the review documents.

Commission continued discussions. Public safety, Fire Inspector, Electrical Inspector, Building Inspector an all other necessary approvals were reviewed.

Motion

Moved By: Hillary Schmitz

Supported By: Hedwig Kaufman

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, April 5, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, dated May 8, 2017
- Submittal Documents
- Legal Notice, Monroe Evening News, May 2, 2017

MUC

Moved By: Hillary Schmitz

Supported By: Paul Thoma

A motion was made to open the Public Hearing at 8:37 p.m.

MUC

Chairman Cuccia asked if there were any comments from the public.

There were no comments from the public.

Motion

Moved By: Hedwig Kaufman

Supported By: Hillary Schmitz

A motion was made to close the public hearing at 8:38 p.m.

MUC

No further discussion.

Motion

Moved By: Hedwig Kaufman

Supported By: Hillary Schmitz

A motion was made to grant the Special Use subject to the all of the conditions as outlined in the Planner's and Engineer's reports, the applicant will also submit a tear-down bond of a \$1,000.00 to the Building Department, Set up may begin May 22nd and the site shall be cleared by June 5th, 2017 with public operation permitted from May 25th through May 29th 2017. The applicant must also apply to the Building Department for all required inspections which shall include the Electrical Inspector.

Commission discussed motion as it pertains to the electrical inspection.

Motion was amended by Kaufman and Schmitz

A motion was made to grant the Special Use subject to the all of the conditions as outlined in the Planner's and Engineer's reports, the applicant must submit a tear-down bond of a \$1,000.00 to the Building Department, Set up may begin May 22nd and the site shall be cleared by June 5th, 2017 with public operation permitted from May 25th through May 29th 2017. The applicant will also apply to the Building Department for all required inspections which shall include the Electrical Inspector if deemed necessary.

Roll Call: Cuccia- yes, Hyder-yes, R.Thoma-yes, Schmitz-yes, P. Thoma –yes, Kaufman- yes

MUC

6-Yes votes, 0 -No votes

Item No. 7 I-75 Corridor Study- Monroe County Business Development Corp. Tim Lake

Tim Lake and Mike Bosanac approached and gave a power point presentation to the Commission.

Commission discussed materials presented.

No further discussion.

Item No. 8 Administrative Reviews Update/Chairperson

- ZBA: Judd Chaille/Applicant Regarding Parcel ID#011-031-50 Located at 7720 Mentel Newport, MI 48166: Approved the variance for requirements of section 4.44.1 (f) (1)
- Mini Committee: Monroe Bank and Trust, addition of ATM machines approved for ID#353-012-00, 1204 N Monroe and ID#056-029-10, 3805 N Dixie.

Item No. 9 Old Business.

- No old business

Item No. 10 New Business.

- No new business

Item No. 11 Adjournment.

Motion

Moved By: Hillary Schmitz

Supported By: Steve Hyder

A motion was made to adjourn the meeting at 9:30 p.m.

MUC