

Item No. 3 Public Hearing - Special Use – Monroe Golf and Country – Special Event Tent - 611 Cole Road, Monroe MI 48162 – Parcel ID# 053-001-00 and 053-001-50, Zoned R-1-B Single Family Residential.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

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

- Chris D. Khorey, McKenna Associates, May 6, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, dated May 6, 2016
- Submittal Documents
- Legal Notice, Monroe Evening News, May 4, 2016

MUC

Secretary Thomas Fox read the legal notice published in the Monroe Evening News on May 4, 2016 regarding the Proposed Special Event Tent-Located at 611 Cole Road, Monroe MI 48162- Parcel ID#053-001-00 and 053-001-50, Zoned R-1-B Single Family Residential. One hundred seventy nine property owners were notified.

Secretary Thomas Fox proceeded to read the next items legal notice published in the Monroe Evening News on May 4, 2016 regarding the Proposed Special Use Located at 6231 N. Monroe Street, Monroe MI 48162-Parcel ID#016-085-00, Zoned C-# Highway Commercial for which fifty five property owners were notified.

Thomas Ready, attorney and Matthew Syrocki approached and presented.

Mr. Ready stated that his clients are asking for basically two things.

Permission to keep the tent up for the remainder of the season and secondly permission to store golf carts in the tent for the remainder of the season.

Ownership of the property was discussed.

Mr. Khorey gave his review of the proposed Special Use dated May 6, 2016.

Commission discussed his recommendations.

Condition of the tent, safety and terms of requested storage were further clarified by the applicant.

Mr. Mathe gave the Engineer's report dated May 6, 2016. Criteria for Public service requirements and the impact if any on the surrounding environment was discussed.

It was further mentioned that approval will be required from the Fire Inspector and the site will have to meet current Electrical Code requirements.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

A motion was made to open the Public Hearing.

MUC

Vice Chairman Staelgraeve asked if there were any comments from the public.

There were no comments from the public.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to close the public hearing.

MUC

No further discussion.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to grant the Special Use approval of the special events and storage tent use with the conditions set forth in the Township Engineer's and the Township Planner's reports and with the addition of the dates April 1, 2016 thru November 30, 2016 as the dates permitted for the use.

No further discussion.

Roll Call: Staelgraeve-yes, Fox-yes, Thoma-yes, Schmitz-yes, Kaufman-yes

MUC

5-Yes votes, 0-No votes

Item No. 4 Public Hearing – Special Use – Secure Self Storage - Site Expansion – 6231 N Monroe Street, Monroe MI 48162 – Parcel ID# 016-085-00, Zoned C-3 Commercial Highway.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

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

- Chris D. Khorey, McKenna Associates, dated April 28, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, dated May 9, 2016
- Submittal Documents
- Legal Notice, Monroe Evening News, May 4, 2016.

(Legal Notice read after item No. 3)

James Jacobs approached and presented.

Mr. Jacobs handed the Commission a revised document to the existing submittal requesting six units instead of seven storage units to be added to the site.

Mr. Jacobs addressed comments as listed from the Planner's report. He made a request that the applicant be allowed to keep the existing gravel lot unpaved. This had been approved from a previous Planning Meeting as this is just used for storage and not parking.

Mr. Khorey gave his review dated April 28, 2016. Mr. Khorey stated that he had not been made aware that the gravel lot was a condition that was previously approved. This would be removed as a condition of today's approval. Mr. Khorey recommended approval of the Special Use based on his findings.

Mr. Thoma asked about drainage for the sight

Mr. Mathe gave the engineer's review dated May 9, 2016. The proposed Special Use can be adequately served by public services and facilities, there are no drainage issues for the site and the natural environment is protected. The engineer had no objection to granting approval at this time.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to open the Public Hearing.

MUC

Vice Chairman Staelgraeve asked if there were any comments from the public.

There were no comments from the public.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to close the public hearing.

MUC

No further discussion.

Motion

Moved By: Hedwig Kaufman

Supported By: Robert Thoma

A motion was made to grant Special Use approval with the conditions set forth in the reviews of both the Township Planner and Township Engineer and including all previously approved conditions from the October 16, 2014 Planning Commission Meeting for Final Site Plan Approval.

No further discussion.

MUC

Roll Call: Kaufman- yes, Staelgraeve-yes, Fox-yes, Thoma-yes, Schmitz-yes

5-Yes votes, 0 -No votes

Item No. 5 Tentative and Final Site Plan Review- ITC Holdings/ Gary Walker- Essential Services – Toll Road Substation, located between Leroux and Toll Road, Newport MI 48166 – Parcel ID#017-300-01 and Parcel ID#529-015-00, Zoned A – Agricultural.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated April 25, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, dated May 5, 2016
- Submittal Documents

MUC

Mr. Walker and Ms. Stump approached and presented.

Mr. Khorey gave his review dated April 25, 2016.

Mr. Khorey explained exemptions that apply to Essential Services as stated in section 4.02 of the Township Zoning Ordinance. The proposal will also require a lot combination and an easement from DTE to be completed. Waiver was recommended for the requirements of the fence, landscaping, screening, garbage receptacle, lighting and signage.

The applicant stated that regulations require them to have a sign on site, on the fence by the structure for safety reasons stating who they are and what they do.

Mr. Khorey recommended a waiver be granted for the warning sign on the fence. Based on both his review and the conditions of the waivers Mr. Khorey recommended approval of both Tentative and Final Site Plan at this time.

Mr. Mathe gave the Engineer's review dated May 5, 2016.

Mr. Mathe mentioned a few minor deficiencies with respect to both the Tentative and Final Site Plan documents. Applicant is required to submit cut sheets for all lighting fixtures. All other agency approvals are required. A portion of the grading in the wetlands will need to be changed. The Engineer has no objections to granting both Tentative and Final Site Plan subject to the discrepancies being addressed and all required conditions being met.

A Commission member questioned lighting for the site.

Ownership of the properties in question were discussed. Applicant representative offered clarification.

Applicant stated that once approval was granted, the land transaction would be able to proceed. Land divisions and combinations required would also be obtained.

Commission members had no further comments.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to grant both Tentative and Final Site Plan approval with the conditions set forth in the reviews of both the Township Planner and Township Engineer and to include the waiver for the requirements of the fence, landscaping, screening, garbage receptacle, lighting and signage. It should also be noted that the proposed signage on the fence shall not exceed 16" x 24".

Roll Call: Kaufman- yes, Staelgraeve-yes, Fox-yes, Thoma-yes, Schmitz-yes

5-Yes votes, 0 -No votes

Item No. 6 Revised Site Plan Review- Ajax Paving –Temporary Concrete Plant to be used for MDOT construction project on I-75 located at 1806 Nadeau, Parcel No. 58-07-022-046-00 which is zoned LM Light Manufacturing.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated May 13, 2016
- Submittal Documents

MUC

Adam Khodl and Hugh Lidkey approached and presented. Applicant is asking for approval on parking in the North West area of the site which had been omitted during the previous Planning Commission meeting as an oversight by the applicant.

Commission discussed storage of junk on site, dust control and general cleanliness of work site as it pertains to the Township and the neighboring homes. A member asked if there has been any correspondence and/or complaint from the homeowner.

Applicant stated there was not.

Applicants state that the sweeper truck and water sprinkler truck are running daily in order to keep the dust to a minimum.

Mr. Khorey gave his review of the current issues dated May 13, 2016.

Discussion was had. Commission members asked that the pile of debris towards the center of the site be moved or cleaned up.

Applicant agreed.

Commission asked Mr. Khorey for clarification on how to proceed with requirements as listed.

Mr. Khorey referenced his review and gave his recommendation.

Commission members had no further comments.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to amend the condition of the previous Special Use to include the additional or revised conditions and provisions that have been proposed in by the memo submitted by Applicant Ajax paving along with the requirement that the construction debris that is on the site be removed.

MUC

Item No. 7 Old Business.

None

Item No. 8 New Business.

- **MCOP, informal presentation- development of preliminary plans for supportive housing in Frenchtown Township**

Stephanie Zorn Kasprzak approached and presented. Handouts were given to the Commission along with a preliminary site layout. Ms. Zorn/Kasprzak explained the need and the potential development for affordable housing. Homeless statistics were given for the Monroe Area.

Kevin Brown approached and presented. Handouts were given to the Commission. Mr. Brown discussed the proposed project to provide housing for the homeless and the scope of work that would be involved.

James Jacobs approached and presented. Mr. Jacobs clarified questions for the scope of work and the site. Development will potentially contain 46 units. All units will be handicap accessible on the first floor and 15% more energy efficient than the building code requires. A few sites for the development are being considered.

Discussion was had.

Ownership was questioned. Mr. Brown stated that MCOP and a private investor would initially be owners. The investor would be able to benefit from a tax credit for 15 years initially but after that period MCOP would be able to own and the investor would no longer be involved.

No further discussion.

Planning Commission thanked presenters.

Item No. 9 Adjournment.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 8:50 p.m.

MUC