



**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Legal Notice, Monroe Evening News, August 1, 2017

MUC

Secretary Schmitz read the legal notice for both items on this evenings agenda, published in the Monroe Evening News on August 1, 2017. The first item being the Special Use-Extension Request-Proposed Drive In Movie Theater-6495 North Monroe Street, Monroe MI 48162- Parcel ID#016-092-00 and Parcel ID#016-092-10, Zoned C-3 Highway Commercial. The second item being Public Hearing- Proposed Rezoning- 2609 N. Telegraph Road, Monroe MI 48162 being .60 acres more or less, Parcel ID#020-009-00, from A-Agricultural to C-2 General Commercial to which 31 property owners were notified.

Laura Haw representative for McKenna Associates introduced herself to the Commission and gave the Planners report on the request and clarified the requirements and recommendations for the requested extension.

Mark Mathe, Mannik & Smith Group of Michigan, presented comments as to the status of the site and stated that there were no objections from an Engineering standpoint for the requested extension.

Commission discussed the appropriate length of time for the extension if granted.

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to open the Public Hearing at 7:13 p.m.  
Chairman Cuccia asked if there were any comments from the public.

MUC

There were no comments from the public.

**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to close the public hearing at 7:13 p.m.  
No further discussion.

MUC

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Robert Thoma

A motion was made to grant the applicant a 12 month extension of the Special Use approval for a Drive In Theater.

Commission discussed further the site clean-up, drainage issues if any, property division and ownership.

Roll Call: Cuccia- yes, Staelgraeve-yes, P. Thoma-yes, Schmitz-yes, R. Thoma -yes, Kaufman-no

MC

5-Yes votes, 1-No votes

**Item No. 4 Public Hearing-Proposed Rezoning- 2609 N. Telegraph Road, Monroe MI 48162 being .60 acres more or less, Parcel ID#020-009-00, from A-Agricultural to C-2 General Commercial.**

**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated July 31, 2017
- Barry Buschmann, Mannik & Smith Group of Michigan, dated August 10, 2017
- Submittal Documents
- Legal Notice, Monroe Evening News, August 1, 2017

Joseph Sauro approached and presented, sharing his confusion as to the need for a rezoning based on his extended commercial use of the property over the years and the tax documentation stating that the property in question was commercially taxed.

Laura Haw representative for Chris Khorey, McKenna Associates, offered clarification on the requirements and the use.

Commission discussed.

Ms. Haw presented the review document, McKenna Associates, Chris Khorey dated July 31, 2017. Based on the comments of his review Mr. Khorey recommended that the Planning Commission recommend approval of the rezoning to the Township Board.

Mark Mathe presented to the Commission, the review document, Mannik & Smith Group of Michigan, dated August 10, 2017. Based on the engineer's review a rezoning of this property is supported and recommended.

**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to open the Public Hearing at 7:25 p.m.  
Chairman Cuccia asked if there were any comments from the public.

MUC

There were no comments from the public.

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to close the public hearing at 7:25 p.m.

MUC

No further discussion.

**Motion**

Moved By: Hedwig Kaufman

Supported By: Hillary Schmitz

A motion was made to recommend the rezoning of 2609 N. Telegraph Road, Monroe MI 48162, from A-Agricultural to C-2 General Commercial to the Township Board for approval.

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

MUC

6-Yes votes, 0-No votes

**Item No. 5 Administrative Reviews Update/Chairperson**

- ZBA:
  - 1) William Ellis Company regarding Parcel ID# 07 917 010 00 which is located at 1620 SUNSET Monroe, MI 48162- Approved for an addition to home for handicap access.
  - 2) Troy Doederlein regarding Parcel ID# 07 902 001 00 which is located at 1299 N. Roessler Monroe, MI 48162 - Tabled at the request of applicant a request for a 19 foot variance from the required 30' front yard set-back area to build a garage.
  - 3) James S. Jacobs representing Sell's Equipment regarding Parcel ID#07 079 008 00 which is located at 2708 N. Telegraph Road Monroe, MI 48162- Approved for a variance from Section 18.03.5(b) regarding ingress and egress to the sales lot.
- Mini Committee: Nothing to report.

**Item No. 6 Old Business.**

- Angelo's – status of existing sign in violation of the Ordinance
- Zoning Ordinance requirement of 500 foot distance from Fire Station
- 2770 N. Dixie Restaurant building status

- Gas Stations- condition of building for those that have been closed

**Item No. 7 New Business.**

- Devoted Barn Animal Friends- Commission discussed Subcommittee and applicants submittal requirements.
- Pole Barn requirements of the Ordinance questioned. Changes were made to what the Planning Commission had recommended for approval to the Township Board. Planning Commission would like to be informed of any changes and final actions taken as to zoning ordinance amendments following recommendation by the Commission.
- Zoning Ordinance Committee update.
- Planning and Zoning Educational classes- discussion as to if the Township would reimburse any fees.  
Mrs. Kaufman will discuss with the Township Board and report back to the Planning Commission.
- Master Plan Approval.
- Panda Express –Update on the status of the development and Water Department issues resolved.
- Tire Shop –Corner of Cole and Monroe Street
- Gas Station- Detroit Beach near St. Anne’s

**Item No. 8 Adjournment.**

**Motion**

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 8:20 p.m.

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