



**Motion**

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

A motion was made to nominate Ignazio Cuccia as Chairman, close nominations and appoint Mr. Cuccia as Chairman for the 2019 year. MUC

**Item No. 3 Minutes of December 20, 2018.**

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to approve the minutes for the December 20, 2018 Planning Commission meeting as presented.

MUC

**Item No. 4 Public Hearing – Special Use: Parcel ID# 5807-009-036-00 and 5807- 009-037-00 for an automobile filling station at 7051 N. Monroe Street, which is located in the C-3, Highway Commercial zoning district.**

**Motion**

Moved By: Hillary Schmitz

Supported By: Paul Thoma

MUC

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

- Mario Ortega, McKenna Associates, dated January 7, 2019
- Barry Buschmann, Mannik & Smith Group of Michigan, dated December 20, 2018
- Submittal Documents
- Affidavit of Mailing (13 property owners were notified)
- Legal Notice, Monroe News, December 28, 2018

Nasser Choucair, NC Designers & Contracting Inc., approached to answer any questions the Commission may have.

Mario Ortega, McKenna Associates, presented the Planner’s report dated January 7, 2019. Mr. Ortega recommends that the Planning Commission approve the Special Use, conditioned on the following:

- Site Plan Approval, including the receipt of all variances determined to be required during the Site Plan Approval Process.

Mr. Thoma had questions re: parking spaces and retention of runoff for Mr. Ortega.

Barry Buschmann, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s report dated December 20, 2018. Mr. Buschmann had no objection to the Planning Commission granting re-approval of the proposed special use, subject to the comments set forth in his report.

Mr. Thoma had questions regarding the size of site and retention system for runoff.

Mr, Hyder had questions re: the zoning variance.

**Motion**

Moved By: Hillary Schmitz

Supported By: Paul Thoma

A motion was made to open the public hearing at 7:17 pm.

MUC

Ignazio Cuccia, Planning Commission Chairperson, asked if there were any citizens who wished to address the Commission as to the request.

One concerned citizen had questions regarding DEQ approval and had concerns about runoff to Stony Creek since (according to citizen) it was designated a " trout stream".

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to close the public hearing at 7:24 pm.

MUC

**Motion**

Moved By: Paul Thoma

Supported By: Steve Hyder

A motion was made to grant approval for the special use for Parcel ID# 5807-009-036-00 and 5807- 009-037-00 for an automobile filling station at 7051 N. Monroe Street, which is located in the C-3, Highway Commercial zoning district, with the understanding that the current ZBA variance is due to expire in April of 2019.

**Roll Call:** Cuccia - Yes, Staelgraeve - Yes, Schmitz – Yes, Yoas - Yes, Thoma - Yes,  
Hyder – Yes, Calkins – Yes.

MUC

7 - Yes votes, 0 - No votes

**Item No. 5 2018 Annual Report of Planning Commission to Township Board.**

Planning Commission Members discussed the Annual Report.

**Item No. 6 Zoning Ordinance Article Re: Lighting/Review and Discussion/Set Public Hearing**

Planning Commission Members discussed the Zoning Ordinance regarding Lighting.

**Item No. 7 Old Business.**

No old Business was discussed.

**Item No. 8 New Business.**

There were no citizens remaining to open the floor for questions, comments or concerns to the Planning Commission Board.

Ignazio Cuccia, Planning Commission Chairperson, informed rest of board of the items to be on next month's agenda.

- **Angelo's Chop House on Dixie Hwy – Sign Ordinance Waiver**
- **Monroe Storage on Stewart Rd. (Designhaus, LLC) – Tentative/Final Site Plan**

**Item No. 9 Administrative Reviews Update/Chairperson.**

- Mini Committee: none
- ZBA: none
- Special Meeting: PEO Holdings, LLC – development of vacant lot on Macomb St. possible PUD

**Item No. 10 Adjournment.**

**Motion**

Moved by: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 8:35 p.m.

MUC