

City of Monroe
Plan Commission Minutes
February 8, 2017

A. CALL TO ORDER & ROLL CALL

Mayor/Chairperson Armstrong called the meeting to order. Present at roll call were Bill Bethke, Chuck Schuringa, Nate Klassy, Ronald Spielman, and Charles Koch. Also present were City Atty Bartholf, Zoning Inspector Ryan Lindsey, Secretary Arianna Meier, Director of Public Works Al Gerber, and Asst. Administrator Martin Shanks.

B. CORRECTION OF MINUTES

None.

C. BUSINESS

1. REQUEST FOR A CHANGE OF ZONING PETITION FOR PARCEL # 4301.01

This petition request was rescinded. No action taken.

2. WAL-MART PLANNED UNIT DEVELOPMENT MODIFICATIONS

Asst. Admin Shanks explained that Walmart has submitted plans for changes to the facility and façade, mainly including changes to signage. In 2016, Walmart had contacted the Building Inspection Department to obtain a permit for painting a portion of the façade the blue color as it is currently. The Building Inspection Department does not require permits for paint, and Walmart was given the verbal approval to proceed. After looking into the changes further, it was found that Walmart is part of a planned unit development and with an approved development agreement in place. Asst. Admin Shanks explained that there are a few ways this could be handled. One would be to consider all changes minor changes, and the approval and updates to the PUD can be handled administratively. The second option is to consider some or all of the changes more than minor and deny or approve the changes, or request the changes to be reverted. The third option is to treat all of the changes as more than minor, which would require a change to the approved development agreement. Spielman added that he sees no issues with the changes being considered minor, but wanted some sort of a document showing that the changes were permitted. Klassy added that he reviewed the changes and felt that they were minor. Klassy motioned to direct City Atty. Bartholf to create an addendum to the development agreement showing the approved changes, seconded by Schuringa. Upon voice vote, motion carried.

3. HOME OCCUPATION SIGN LOCATED AT 2038 RIDGEWAY ROAD FOR RYAN LINDSEY

Asst. Admin Shanks explained that the proposed sign was before the plan commission to be reviewed based on the location and configuration of the sign. Motion by Schuringa to approve the location and configuration of the presented sign, seconded by Bethke. Upon voice vote, motion carried.

4. REVIEW AND CONSIDER CONCEPT AND LOCATION OF NATURE PARK AND TRAIL TO BE LOCATED NEAR PARK PLACE SUBDIVISION

Will be brought back on a future agenda. No action taken.

D. BUSINESS BY MEMBERS

None

E. ADJOURNMENT

Motion made by Klassy and seconded by Schuringa to adjourn. Motion carried.

Transcribed by
Secretary Arianna Meier