

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
January 2, 2013

The meeting was called to order by Chairman J. Bellor at 7:00 p.m.

The Pledge of Allegiance was recited.

Members present: J. Bellor, B. Campbell, D. Darland, J. Frank, M. Morin,
Members absent: E. Arnold, C. Hoyle
Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner
Jeff Feinauer of 5758 7 Mile Rd., Richard Feinauer of 5816 7 Mile Rd. and Dan Weiss
of 5727 7 Mile Rd.

Motion by Campbell seconded by Frank to adopt the agenda with the addition of Election of Officers and Planning Commission 2012 Annual Report.

Motion carried.

Motion by Frank seconded by Campbell to approve the minutes of the December 4, 2012 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened Public Input at 7:03 p.m.

Mr. Rauschert asked about Farmland Preservation. Planner Gradis explained that this is done to make sure that someone isn't splitting off land to build a subdivision or other development and to preserve the land. Sheppard noted to prospective buyers that buildings can only be split off one time ever.

Planner Gradis responded to Mr. Rauschert's question about setbacks and explained that, due to the height of the building, the setbacks for the property needed to be increased by about five feet on both the north and the east sides.

There was a lot of discussion. Mr. Rauschert said that he was waiting for the Building Official to get back with him regarding the description.

Sheppard stated that a correct legal description would be needed, a survey would have to be updated and restrictive covenants would need to go to the Register of Deeds with the legal description before the Special Use could be approved.

Frank asked Mr. Rauschert if he was thinking of selling the whole property to Mr. Feinauer and he responded that he was thinking about doing that. Mr. Rauschert was informed that doing that would release him from all of these requirements.

Motion by Frank supported by Morin to close Public Input. Motion carried.

Items for Consideration

Rauschert Special Land Use Public Hearing 741 Hotchkiss, 09-100-032-300-010-00

Frank suggested that, rather than granting approval without the proper documents, Mr. Rauschert should decide which way he would like to go.

Motion by Frank supported by Darland to recess Public Hearing for Rauschert Special Land Use and table consideration of the Special Use Permit until February 5 at the next Planning Commission meeting.

Roll call vote:

Yes: Darland, Frank, Morin, Bellor, Campbell

No: None

Absent: Arnold, Hoyle

Motion carried.

Planning Commission 2012 Annual Report

Planner Gradis summarized the report from McKenna with suggestions for the future.

Motion by Frank supported by Morin to forward the 2012 Annual Report to the Township Board.

Motion carried.

Election of Officers

Attorney Sheppard opened the floor for nominations for Chairperson of Planning Commission for 2013.

Motion by Frank supported by Morin to approve J. Bellor for Chairperson for 2013. Motion carried.

Nominations taken for Vice Chairperson

Motion by Bellor supported by Campbell to approve M. Morin as Vice-Chairperson for 2013. Motion carried.

Nominations for Secretary taken.

Motion by Bellor supported by Campbell to approve D. Darland as Secretary for 2013. Motion carried.

Reports

M. Morin measured the building for Mr. Rauschert.

Communications

Motion by Frank supported by Morin to accept Communications. Motion carried.

Motion by Frank supported by Campbell to have Bellor contact the Township Supervisor regarding having Consumer's Power move to the Township Industrial Park. Motion carried.

Motion by Campbell supported by Frank to adjourn.

Motion carried.

Meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Dan Darland, Secretary

DD/jw