

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
October 7, 2014

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

The Pledge of Allegiance was recited.

Members present: E. Arnold, J. Bellor, B. Campbell, J. Frank, C. Hoyle M. Morin,
Members absent: D. Darland,
Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

Motion by J. Frank seconded by C. Hoyle to adopt the agenda as presented.

Motion carried.

Motion by M. Morin seconded by J. Frank to approve the minutes of the September 2, 2014 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened and closed public comment at 7:03 p.m. with no one present to speak.

Items for Consideration

Holly Springs Final Plat Approval 09-100-023-200-210-00

Discussion regarding turnarounds, landscaping, gas lines.

The description between the plat and the title work match. If there is a discrepancy it is between the restriction and the title work. Mr. Rybicki of MLR Engineering will check the restrictions to make sure that they match.

Discussion regarding detention pond maintenance and township responsibility. In discussion regarding temporary cul-de-sacs, Mr. Schauman noted that he is planning to come in with preliminary plans for Phase 2 in the next couple of months and it would be a waste of money to finish cul-de-sacs and then tear them out in a few months.

C. Hoyle moved that Planning Commission recommend to the Township Board approval of the final plat for Holly Springs Subdivision Phase 1, 09-100-023-200-210-00, subject to 1) reconciliation and verification of the legal description on all documents, and 2) a letter of credit being posted by the applicant in an amount as deemed appropriate by the Township Engineer to cover all final construction elements. Seconded by E. Arnold.

Roll call vote:

Yes: Arnold, Bellor, Campbell, Frank, Hoyle, Morin

No: None

Absent: Darland

Motion carried to recommend Holly Springs Phase 1 final plat to the Township Board.

The letter of credit would include items 2-10 in Kibbe's review of October 1, 2014.

Kawkawlin Community Church Site Plan Amendment 09-100-K10-018-001-00

Planner Lippins summarized McKenna's review dated September 29, 2014. One of the requirements is a special use permit.

Bill Karbowski representing the church noted that there is no school involved in this project. It is primarily to add an elevator to assist handicapped people in their entry of the building. There is a handicapped restroom being added.

Mr. Karbowski said that the church has been there about 90 years. Back in the 50's an addition was put on the front. They never had the issue of needing a special use permit. He asked for an explanation of what this was needed now.

Planner Lippins responded by explaining that there is a new ordinance that requires churches to have special land use approval within residential districts which is where the church is located. By doing a special land use, it will bring the church into compliance with the current zoning ordinance which is required of all properties in this situation.

Attorney Sheppard explained that when something is grandfathered in it is grandfathered in as it exists. The addition makes it necessary to conform to current zoning ordinances. He disclosed that his grandparents were founding members of this church. Zoning did not exist in Michigan until 1944 and the township did not adopt a zoning ordinance until the 1960s.

**Motion by Arnold, supported by Hoyle to schedule public hearing for Kawkawlin Community Church, 09-100-K10-018-001-00, Special Land Use on November 5, 2014.
Motion carried on a voice vote.**

Special Use for Residential in Commercial Districts Draft Ordinance

Planner Lippins reviewed the draft ordinance. Items included were based on previous discussions and those from other municipalities.

There was considerable discussion regarding this issue and the possibility of adding peripheral topics such as outside sales as places like Menard's, Tractor's Supply, gas stations, etc.

**Motion by Morin to set public hearing for Residential Use in Commercial Districts draft ordinance for November 5, 2014 based on the draft prepared by McKenna dated September 30, 2014.
Voice vote: 5 Yes, 1 No. Motion carried to set public hearing.**

Reports

E. Arnold gave feedback from the Township Board regarding the current 5-foot fence requirement around pools.

Communications

Motion by C. Hoyle supported by M. Morin to accept Communications. Motion carried.

Motion by C. Hoyle supported by M. Morin to adjourn.

Motion carried. Meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Robert Campbell, Recording Secretary