

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
November 5, 2013

The meeting was called to order by Chairman J. Bellor at 7:01 p.m.

The Pledge of Allegiance was recited.

Members present: E. Arnold, J. Bellor, B. Campbell, D. Darland, C. Hoyle, M. Morin

Members absent: J. Frank

Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner

**Motion by Morin seconded by Hoyle to adopt the agenda as presented.**

Motion carried.

**Motion by Campbell seconded by Hoyle to approve the minutes of the October 1, 2013 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman Bellor opened and closed public comment at 7:00 p.m. with no one present to speak.

**Items for Consideration**

**Yard Sale Ordinance and Violation Penalty Provisions Public Hearing**

Public hearing opened.

Discussion regarding whether yard sales should apply to all zoning districts or only residential. Consensus is that the yard sale ordinance would apply to a property that has a house on it or else it is a commercial or industrial business.

Question regarding penalties for a civil infraction. Sheppard noted that there is no jail time. You may get a ticket and fine and requirement to correct the issue.

**Arnold moved supported by Morin to close public hearing at 7:19 p.m. Motion carried.**

**Motion by Arnold to recommend to the Township Board to adopt Ordinance 52-U amending the zoning ordinance with the exception that the last sentence in the first paragraph of 3.48 specifying zoning districts be deleted. Supported by Campbell.**

Roll call vote:

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

No: None

Absent: Frank

**Motion carried to approve.**

## **Reports**

### **Michigan Sugar Update--New Areation Pond, 09-100-038-200-710-00**

Planner Gradis reported that Michigan Sugar is in compliance with what the Zoning Board approved for a variance and with what the Planning Commission typically would require for a site plan.

In conversation with Attorney Austin, it was felt that the intent of the Zoning Board's screening requirement was to provide a complete visual screen. Code Enforcement should check to make sure that the screening achieves its requirement within the first growing season.

Final approval on this site plan would be contingent on Michigan Sugar complying with the requirements as set forth by the MDEQ.

### **Hampton Inn Update 09-10-M03-000-007 and 008-00**

Discussion on the flow report that was received that showed that the hydrant in question had a calculation of 2100 gpm which meets the minimum requirement of 1500 gpm. The Bay County Drain Commissioner is requiring proof that the detention basin will remain undisturbed in the future and an easement for ingress/egress to the detention pond site be provided.

## **Communications**

**Motion by Darland supported by Campbell to accept Communications. Motion carried.**

**Motion by Hoyle supported by Darland to adjourn. Motion carried.**

Sheppard mentioned that we need to submit a budget. No one has any idea what the budget numbers are. Arnold will bring in a copy.

Comments regarding follow-up on plans that were approved.

Meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw