

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
February 4, 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, D. Darland, C. Hoyle, M. Morin  
Members absent: J. Frank-excused  
Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner

**Motion by B. Campbell seconded by C. Hoyle to adopt the agenda as presented.**

Motion carried.

**Motion by C. Hoyle seconded by M. Morin to approve the minutes of the January 14, 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**

Attorney Sheppard swore in M. Morin to another term as Commissioner. M. Morin signed the oath book.

Election of Officers

**Motion by B. Campbell supported by C. Hoyle to keep the existing officers: Jim Bellor as Chairperson, Mike Morin as Vice-Chairperson, Dan Darland as Secretary.**

Unanimous decision. Motion carried.

Proposed Zoning Ordinance Amendments--Job Titles

C. Hoyle questioned why there are two titles for the Building Inspector being Building Inspector and Building Official.

The Building Inspector is David DeGrow.

Zoning Code Enforcement is David Rochow.

Carol Goodwin is the Administrative Assistant for the Building Inspector, Code Enforcement and Zoning Administrator.

Attorney Sheppard explained that the new definitions cover the current situation and, if the Board combined the jobs, the definitions would still be applicable.

Discussion of 2.21 proposed wording.

**Motion by D. Darland supported by B. Campbell to forward the proposed amendment as set forth in the McKenna memo Ordinance 2.21 and 2.xx to the Township Board for review before setting public hearing.** Motion carried.

Ordinance Non-Conformities-Lots of Record

Planner Gradis reviewed the McKenna recommendations as noted in the memo dated January 24, 2014. In the revised Sec. 16.08, single family dwellings which exist in commercial and industrial zoning districts before the date of adoption of Ordinance 52 would be exempt from the current provision of rebuilding restrictions and would be allowed to rebuild within the same footprint.

Ordinance 52 Sec. 16.12 (a)1. A home could be built or rebuilt on a non-conforming lot of record that meets 75% of the requirements for lots in that district. Easements need to be recorded.

D. Darland asked if an accessory building could be built on a small lot in Kawkawlin without going to the Zoning Board of Appeals. Attorney Sheppard said that a resident could build a garage by right if the lot width area and open space are not less than 75% of the requirements. Most lots would not meet those requirements. Planner Gradis suggested that an overlay for that zoning district could be developed with special requirements or a special district could be established.

~~D. Darland moved~~ **Motion by D. Darland supported by B. Campbell to forward the proposed ordinance to the Township Board for review before setting a public hearing.** Motion carried.

Fence Ordinance

Fences to be reviewed next month as a separate chapter to deal with all fences. Discussion regarding barbed wire, greenery as a fence, fence materials.

Reports

Reports accepted.

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 8:49 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw