

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
March 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, R. Campbell, D. Darland, J. Frank, C. Hoyle, M. Morin,
Members absent: None
Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner

Motion by M. Morin seconded by R. Campbell to adopt the agenda as corrected--grammatical change.

Motion carried.

Motion by C. Hoyle seconded by J. Frank to approve the minutes of the February 4, 2014 regular meeting as presented.

Motion carried.

Public Input

Chairman J. Bellor opened and closed public comment at 7:05 p.m. with no one present to speak.

Items for Consideration

J. Frank Sign oath book and be sworn in

J. Frank was sworn in to another term on the Planning Commission by Attorney R. Sheppard.

Fence Ordinance

Planner Gradis reviewed the previous discussion on fences from last month's meeting.

J. Bellor's observations of existing fence use: woven board fences (tight board fence) aren't maintained, deteriorate quickly and look bad. There is a lot of barbed wire. The majority of chain link fences are six feet high and are intended to keep people out.

Other commissioners noted barbed wire used around oil tanks and tank farms. There is barbed wire next to the overpass which is State policy for the ditches there. State regulated areas like wells, MDOT, the Armory, water towers, etc. are not under our control.

Interest was expressed in getting a list of areas which are regulated by other agencies.

E. Arnold discussed Section 10.07 (d) and noted that he sees no reason why any business in a Commercial area should need barbed wire. He also noted 9.06 which references keeping equipment, vehicles and materials within a completely enclosed building or screened from public view.

Attorney Sheppard noted that we have included landscaping and screening in the last decade so we don't have to look at unattractive fences.

Much discussion took place regarding barbed wire use and outside storage. Planner Gradis offered some suggestions for making barbed wire less offensive in areas where it is needed.

Presently barbed wire is not allowed in Residentially zoned areas. It is allowed in Industrial and Agricultural to contain livestock. The Commercial-zoned area is where barbed wire is being used in a non-conforming manner.

The majority of the Planning Commission is in favor of barbed wire "with conditions". Barbed wire sends the wrong message to the community.

Planner Gradis is to return with a draft for the commissioners to consider at the next meeting.

Set Public Hearing for Proposed Ordinances

Public hearing will be set at the April meeting for May consideration on the previously considered ordinances and possibly be able to add the fence ordinance as well.

Reports

E. Arnold reported on the official titles of employees in the Building Department. He will bring in their job descriptions.

The Board asked whether a commercial property could have a living quarters above it. According to the ordinance, that use is not allowed at this time and the Board wanted to know how the Planning Commission felt about it.

E. Arnold was also asked to bring the question of inspection of rental houses to the Commissioners for input. The present ordinance does not allow for that type of control. Attorney Sheppard noted that State Housing codes could be adopted that would allow for that type of supervision which would be more of a Board action than a Planning Commission one. The decision would need to be made as to whether the Township wants to take on those inspections.

Communications

Communications accepted.

Motion by C. Hoyle supported by J. Frank to adjourn.

Motion carried.

Meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw