

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
April 1, 2014

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, R. Campbell, D. Darland, J. Frank, C. Hoyle  
M. Morin

Members absent: None

Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner; P. Lippens,  
Planner

**Motion by R. Campbell seconded by C. Hoyle to adopt the agenda as presented with the addition of a memo from the Clerk regarding job descriptions.**

Motion carried.

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

Motion carried.

**Motion by R. Campbell seconded by C. Hoyle to approve the minutes of the March 4, 2014 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman Bellor opened and closed public comment at 7:06 p.m. with no one present to speak.

**Items for Consideration**

Great Lakes Storage Site Plan Review 09-100-036-400-052-00

Planner J. Jackson reviewed existing site and buildings referring to prior Planning Commission minutes. Special Use approval is required to expand.

Existing improvement to not comply with existing ordinance.

Use fits Master Plan. Reviewed some needed info on site plan.

Planner Lippens said that a regular special use permit is required per existing ordinance.

Attorney Sheppard noted Zoning Board minutes from 1978.

Mr. Mulders supplied a revised site plan.

Mr. Mulders understanding of 16.05 a and b, meant that he did not need to apply for a special use permit.

Mr. Sheppard pointed out that the first paragraph of 16.05 requires the need for the special use permit because it would be expanding a non-conforming use on a non-conforming building.

Mr. Mulders responded to issues raised in the McKenna letter of March 27, 2014. Regarding screening: He has cleaned up the property. Planner Jackson noted that some screening is required but it could be adjusted by the special use permit.

Regarding landscaping: With the drive and snowplowing there is not room for landscaping along that side.

The driveway needs to be wider than thirteen (13) feet, a two-way drive.

The dumpster needs to be on the site plan and enclosed. Planner Lippens noted that according to Sec. 9.06, if the dumpster is behind the building screening is not required.

Regarding signage: There is not a sign on the building. The size is not required on our plan. Sign is on the site plan.

Measurements are needed between buildings and property lines, adjacent owner and subject.

Catch basins are under the proposed buildings and must be sealed and bolted.

Regarding fencing: There is barbed wire on the front. Can it be removed?

Planner Jackson suggested getting a revised site plan and setting a date for the Special Use hearing.

E. Arnold noted that building plans, floor plans are needed. Section 3.19 stated that a floor plan is required including building height.

There was discussion regarding the amount and location of parking needed.

Mr. Mulders asked if Screening could be reviewed. Attorney Sheppard said that there are three issues. He needs a complete site plan which needs to be reviewed by the Planner and a public hearing must be held.

**Motion by D. Darland supported by M. Morin to set May 6, 2014 for a Special Use hearing and to review the site plan on parcel number 09-10-036-400-052-00. Motion carried.**

#### Fence Ordinance

J. Bellor reviewed and explained to the new planners several current issues involving fences and the desire that it be a separate chapter in the ordinance.

E. Arnold added that it is not allowed in Commercial zoning.

Planners from McKenna are to come back with suggestions on fence ordinance.

Job Descriptions and Non-conforming Lots

Lots of discussion regarding job descriptions. Memo from the Clerk was reviewed.

**D. Darland moved to set public hearing for Sections 16.08 and 16.12 of the ordinance and to set public hearing for the three building department job descriptions for the May 6, 2014 Planning Commission meeting. Supported by R. Campbell. Motion carried.**

Communications

**Communications accepted.**

**Motion by C. Hoyle supported by R. Campbell to adjourn. Motion carried.**

Meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw