

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
June 4, 2013

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, J. Frank, C. Hoyle, M. Morin,
Members absent: None
Also present: R. Sheppard, Planning Attorney; M. Gradis, Planner;
Edward Goulet; Laura Ogar, Bay County Director of Environmental Affairs

Motion by D. Darland seconded by M. Morin to adopt the agenda as presented with the addition of Yard Sales, Barbed Wire/Homeland Security, Garpiel, and Holly Springs.

Motion carried.

Motion by Campbell seconded by Hoyle to approve the minutes of the May 7, 2013 regular meeting as presented.

Motion carried.

Public Input

Chairman Bellor opened and closed public comment at 7:04 p.m. with no one wishing to speak.

Motion by Morin supported by Campbell to close public hearing. Motion carried.

Items for Consideration

Goulet Special Use-farm buildings, 09-100-005-200-030-00, 916 Townline Rd.

Public Hearing opened on Mr. Goulet's request for a special use permit to be able to build an attached garage. **Hoyle moved, supported by Campbell, to close public hearing. Motion carried.**

Planner Gradis presented his reviews. Having written an original review, he spoke with Attorney Sheppard about this case and wrote an addendum to his review known as Letter 2. These are being presented as two options.

Mr. Goulet's property was split from the adjoining AG land in 1967 when Special Land Use was not required to do this type of split. The property is now non-conforming due to the number of accessory structures. Mr. Goulet is now asking for approval to construct a 16' x 24' attached garage along the south side of his home which exceeds the number of accessory structures permitted under 3.26 of the ordinance.

Much discussion regarding this non-conforming property.

Darland moved to approve the special use to add a 16' x 24' attached garage as per Section 16.05 of the zoning ordinance and that a restrictive covenant be created and approved by the Planning Commission attorney and recorded at the Bay County Register of Deeds. Supported by Frank.

Mr. Goulet agreed to allow Attorney Sheppard prepare a restrictive covenant to advise all future owners of this property that the non-conforming buildings would not be allowed to be replaced if they were destroyed by any means.

Roll call vote:

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

No: None

Motion carried to approve the addition of an attached garage.

Master Plan Public Hearing

Michael Gradis explained the process of review for the Master Plan which have been observed. He recommends that the Master Plan be forwarded to the Township Board for adoption.

Motion by Hoyle supported by Frank to open the Master Plan to public hearing. Motion carried.

Laura Ogar, Bay County Director of Environmental Affairs and Community Development, noted that leaving the PA116 property map out of the Master Plan was probably a good idea as parcels in PA116 can change frequently for a number of reasons. She felt that this was a very well done plan and a good and important project to have undertaken.

The County probably has the most accurate PA116 information available and that is always available to the townships. They could map it for the township if we would like.

Campbell moved to close Public Hearing of the Master Plan. Supported by Hoyle. Motion carried.

Motion by Darland supported by Hoyle to recommend the Master Plan be approved by the Township Board as presented.

Roll call:

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

No: None

Motion carried.

Yard Sales

The Supervisor sent a note stating that he gets a lot of questions and concerns about garage sales, but is unable to find anything in the ordinance and asks for help from the Planning Commission.

Discussion was held regarding a previous ordinance sent to the Board that included yard sales which was never implemented. The Commissioners feel it is fruitless to do it over again unless a majority of the Board favors such an ordinance. Arnold will ask the Clerk to check her file for the previous draft.

Motion by Darland supported by Morin to turn down the request regarding a yard sale ordinance until the majority of the Board wants an ordinance.

Motion carried.

Garpiel Landscaping, 09-100-020-300-080-02, 504 Midland Rd.

Due to a family emergency, Mr. Garpiel was not able to be in attendance tonight. He asked that we table his request until July 2.

Motion by Frank supported by Darland to table the Garpiel special use request until the July meeting and that we have the Planner write a letter to Garpiel requesting their plans and/or intentions by the July meeting. Motion carried.

Homeland Security/Barbed Wire

Barbed wire is exempt if the site is designated by Homeland Security. Discussion regarding barbed wire use and enforcement. Oil wells may only be answerable to the Director of Mines.

Holly Springs 09-100-023-200-210-00

The barn on this property is still an issue. The occupants of the home feel that they have occupied the barn for long enough that they should be able to keep it. If the barn stays with the home, the setbacks will not be met. The Township Supervisor would like resolution. Planner Gradis and Attorney Sheppard will review the issue and report back.

Freeway RV 09-100-001-100-090-01

Every parking space is filled with trailers for sale and there are no parking spaces available for the public as was designated in the site plan approval. How is this enforced? Discussion.

Communications

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

Motion by Hoyle supported by Darland to adjourn.

Motion carried.

Meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw