

CHARTER TOWNSHIP OF MONITOR
Special Planning Commission Meeting
May 29, 2012

The meeting was called to order by Chairman J. Bellor at 6:35 p.m.

Pledge of Allegiance was recited.

Members present: J. Bellor, B. Campbell, D. Darland, Earl Arnold, C. Hoyle
Members absent: M. Morin, J. Frank,
Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner;
D. DeGrow, Building Official

Motion by Hoyle seconded by Arnold to adopt the agenda as presented.

Motion carried.

Public Input/ Comment

J. Bellor opened and closed public comment at 6:43 p.m. with no one present to speak.

Items for Consideration

Review Master Plan

Planner Jackson reviewed the plan for Master Plan updates. Goals and objectives were distributed a couple of months ago. The State of Michigan requires that we have a plan that is not more than five years old so it has to be reviewed every five years. The actions that we are able to take at that time are to update sections or reaffirm that everything in the plan is still on target.

Since the last time we updated, we have new census data to include. The State has required some additional requirements which need to be included as well which is the main reason why we are looking at this. There hasn't been a lot of change other than that.

Campbell arrived at 6:45 p.m.

Jackson reviewed goals and objectives page by page and requested feedback.

Page 51—Preserve AG land. Discussion regarding PA116 land and whether there is a township map showing so designated land. Everyone still agrees that we want to preserve AG land.

Page 52—Residential development.

#3 May want to add improved guidelines “with existing neighborhood character, etc.”.

DeGrow said that you need two acres if you want to put in a well and septic and one acre if you put in either well or septic according to DWS. Darland said it is the State Land Division Act of 1997. Jackson will check on provisions in Land Division Act.

Develop standards that maximize the utilization of non-conforming lots, especially in the Kawkawlin area.

Page 53—Commercial is good with map changes.

Page 54—Industrial is good.

Page 55—Good

Page 56—Good. Add items 8 & 9. Complete Streets which is a new requirement allowing accessibility for barrier free needs, bicycles, walking, etc. New road projects must comply with Complete Streets principles. Complete water lines and look for opportunities for looping.

Page 57—alter #4 and continuing inter-governmental cooperation as the community develops. Put in general provision to make sure public facilities shall be accessible to all citizens.

Existing Land Use maps distributed by Jackson. Commissioners are to mark any inaccuracies and give them to Jackson at the June or July meeting.

Review of Future Land Use map/Zoning Plan

9:05 Break

9:10 Back in session.

Signs

There were suggestions sent from the Board regarding the sign ordinance.

No moving signs which, we assume means, scrolling.

Jackson presented suggested changes including definitions. A graphic at the end shows the difference between a monument sign, a pole sign and a tower sign.

There are three categories by which we regulate signs. 1) An individual building that is setback less than 250 feet from the road. 2) Individual buildings that are set back more than 250 feet from the road. 3) Multiple tenant shopping centers.

Discussion regarding signs for multi-tenant buildings.

Every business is entitled to a wall sign which is a percentage of the wall.

Arnold thinks they should be allowed to have a larger LED sign than allowed now and then have smaller regular signs.

Sheppard noted that we don't want them to take the driver assistance signs away.

Arnold wanted everyone to know that, after reading the ordinance, he was wrong in thinking that the gas station sign was illegal.

Consider businesses that have two frontages.

DeGrow handed out and reviewed his suggested changes.

Arnold agreed with DeGrow on some suggested changes, but not 5 second change.

Agreement on a sliding scale for wall signs based on the square footage of the building and the number of tenants and, possibly, factor in the setbacks up to a maximum.

Jackson said proximity of the road dictates whether you have a pole sign or monument sign.

Sheppard requested a meeting at 3:00 on Tuesday, June 5 at his office before the Planning Commission meeting of the Building Official, the Planner, and himself to come up with the formulas, etc. on the sign ordinance to present to the Commission at the July meeting.

Motion by Darland supported by Campbell to adjourn. Meeting adjourned at 9:55 p.m.

D Darland, Secretary

DD/jw