

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
January 4, 2011

The meeting was called to order by Chairman J. Bellow at 7:00 p.m.

The Pledge of Allegiance was recited by all.

Members present: C. Hoyle, J. Frank, B. Campbell, D. Darland, E. Arnold, J. Bellow  
Members absent: M. Morin  
Also present: R. Sheppard, Planning Attorney, J. Jackson, Planner arrived at 7:30  
p.m. due to weather.  
Cheryl McCafferty of 5451 Easy Street  
Gene Rademacher, Contractor

**Motion by Campbell supported by Frank to excuse Morin. Motion carried.**

**Motion by Campbell seconded by Frank to adopt the agenda with the addition of variances and setbacks.**

Motion carried.

**Motion by Campbell seconded by Frank to approve the minutes of the December 7, 2010 regular meeting as presented.**

Motion carried.

**Public Comment**

J. Bellow opened and closed public comment at 7: 03 p.m. No public comment.

**Items for Consideration**

Election of Officers

B. Campbell ran the elections.

**Motion by Hoyle supported by Frank to nominate J. Bellow for Chairperson. Motion carried.**

**Motion by Bellow supported by Frank nominating D. Darland as Secretary. Motion carried.**

**Motion by Darland supported by Hoyle nominating B. Campbell as Vice-Chairperson. Motion carried.**

Wind Energy Ordinance Revision Sec. 3.46 Public Hearing

Sheppard mentioned that he thought the Board may want to make a couple of revisions in zoning so this draft may need to be reworked and re-published. There were items that we had discussed a couple of months ago that did not get into this draft.

Section 3.46(c): There should be a new #1 that Jackson will be presenting tonight. Building mounted turbines or small scale would not need to come to the Planning Commission, but could be approved by the Building Inspector.

Discussion followed on how many towers to allow on a parcel.

Arnold thinks you can only get credit from Consumers Energy for the amount of energy that you use. The extra energy goes to Consumers for free. Therefore, a resident wouldn't want to generate much more energy than he could consume.

Consensus is to limit the number of units to one for small scale towers. Midscale would be allowed to have one rooftop and one tower on 5 acres or more. Any additional turbines would require Planning Commission approval.

J. Jackson of McKenna arrived at this point of the discussion.

Public Input opened at 7:35 p.m. No public input. Closed at 7:35 p.m.

**Frank moved to table the Wind Energy Ordinance until next month's meeting when the changes are reflected in the draft. Supported by Hoyle. Motion carried to table.**

#### Fence Ordinance Sec. 3.13 Public Hearing

Public Hearing opened and closed at 7:37 p.m.

**Hoyle moved to recommend that the Township Board adopt the zoning ordinance amendment to Sec. 3.13 regarding fences. Supported by Frank. Motion carried.**

#### Ordinance 52-O

Arnold addressed fees. There was a concern over being able to collect additional fees for extending building permits. Sheppard explained that the new ordinance is based on the current construction code while the old ordinance was based on the Uniform Building Code. Fees should be set by the Township Board and the time frame for beginning construction is changed from 120 days to 180 days.

**Motion by Hoyle supported by Arnold to authorize publication of Public Hearing for February Planning Commission meeting. Motion carried.**

#### Setback Variance Discussion

**Motion by Darland supported by Hoyle to accept Memorandum from Planner Jackson regarding setbacks on legal, non-conforming lots. Motion carried.**

Jackson reviewed memorandum.

Possible Alternate Approaches:

1. Relax the setback requirements based on percentage. (used 75%).
2. Hampton Twp. approach allows percentage adjustment based on 90%.
3. Changes setbacks for R-2 districts. R-1 not changed with exception of non-conforming lots that are 10,000 sq. ft. or less which would have a minimum rear yard setbacks of 30 feet and a minimum total side yard setback of 20 feet.

Jackson suggested a separate zoning district for the Village of Kawkawlin.

Discussion followed.

Bellor asked Ms. McCafferty if she understood the direction that the discussion was going and how that would affect her. She did.

**Motion by Darland to go back to the regular order of business supported by Hoyle. Motion carried.**

**Motion by Darland supported by Campbell to have the Planner come back with Option 3 for existing, non-conforming lots including a revised table for setbacks. The Planner will also come back with a suggestion for a separate zoning district and setbacks for the Village of Kawkawlin for the February Planning Commission meeting. Motion carried.**

Proposed Ordinance Revision of Sec. 2.56, 10.09, etc.

Jackson said that the Township Supervisor has been getting negative feedback for suggested marijuana growing districts in the Industrial park. He and Township Attorney Austin thought that both the growing facility and the dispensaries could be in commercial districts as well.

Jackson will come back to the Commission with some separation requirements laid out on a map showing what areas would meet those requirements in the township.

### **Reports**

It was noted that the Wildfire Easement for utilities with Meijer is on the agenda for approval at the January 10, 2011 meeting.

### **Communications**

**Motion by Darland supported by Frank to accept Communications.**

### **Public Comment**

There was no one in attendance for public comment.

**Motion by Frank supported by Campbell to adjourn.**

Motion carried.

Meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/jw