

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
March 1, 2011

The meeting was called to order by Chairman J. Bellor at 7:00 p.m.
The Pledge of Allegiance was recited by all.

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

**Motion by Campbell supported by Morin to excuse Frank and Arnold from the meeting.
Motion carried.**

**Motion by Hoyle seconded by Morin to adopt the agenda as presented.
Motion carried.**

**Motion by Campbell seconded by Darland to approve the minutes of the January 4, 2011
regular meeting as presented.
Motion carried.**

Public Comment

Motion by Morin, supported by Hoyle to open public comment. Approved.

J. Bellor opened public comment at 7: 02 p.m. Ms. McCafferty was in attendance to follow the issue that concerns her parcel and rear yard setbacks.

Motion by Hoyle supported by Morin to return to regular order of business. Approved.

Public Comment closed at 7:03 p.m.

Items for Consideration

Public Hearing opened for Wind Energy Ordinance Revision 3.45 and Ordinance 52-O. No one in attendance to speak. Public Hearing closed.

Wind Energy Ordinance Revision 3.45

Jackson discussed the changes that were made as presented in the McKenna memo dated January 26, 2011. Jackson and Sheppard wanted to clarify whether a building mounted turbine would be limited to one on a parcel over 5 acres. Consensus is that more than one would be allowed as long as it meets other criteria—fall zone, etc.

Regarding maintenance of wind energy equipment, Jackson noted that decommissioning and removal is covered in the original ordinance not in this amendment.

Motion by Hoyle, supported by Campbell to forward the Wind Energy Ordinance Revision 3.45 and Ordinance 52-O Building Permit Fees to the Township Board for review and adoption. Approved.

Proposed Ordinance Revision of Sec. 2.56, 10.09, etc

Jackson noted that the Supervisor had indicated negative feedback regarding allowing Medical Marijuana in the Industrial Park. As a result, he brought a map showing possible locations. It is a legally permitted use so we have to allow a grow or distribution site in the township. If we don't have an ordinance, we don't have control over where it would be allowed.

Suggestion to change setbacks to 500 feet from public and private land-churches, schools, etc. Board consensus was to leave permitted use in Industrial 2 and Commercial zones.

Motion by Hoyle, supported by Campbell to forward the Medical Marijuana Ordinance to the Township Board for review and comment. Approved.

Legal Non-Conforming Lot Setbacks

Jackson presented changes to Sections 7.04 and 16.05 in a memo dated January 26, 2011. The changes to Sec. 7.04 were arrived at as a proportionate reduction in lot size so the setbacks are reduced proportionately as well.

Sec. 16.05(c) would exempt parcels from the special use process if they are at least 10,000 square feet provided they meet other setback requirements.

Darland moved that the revisions to legal non-conforming setbacks as proposed in the McKenna memo dated January 26, 2011 be set for public hearing at the April 5, 2011 meeting. Support by Morin. Motion carried.

Reports

Fence Ordinance 3.13

There was much discussion, but it is a dead issue as far as the Board is concerned.

Communications

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

Public Comment

Motion by Hoyle supported by Morin to adjourn.

Motion carried.

Meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw