

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
April 5, 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, J. Frank, D. Darland, M. Morin, E. Arnold, J. Bellor

Members absent: B. Campbell,

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

**Motion to excuse Campbell from meeting made by Hoyle supported by Frank.
Motion carried.**

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

**Motion by Morin seconded by Hoyle to approve the minutes of the March 1, 2011
regular meeting as presented.
Motion carried.**

Public Comment

Chairman Bellor opened public comment at 7: 02 p.m. Sherill McCafferty of 5451 Easy Street is present to support a change in small lot setbacks.

Items for Consideration

Sign Oath Book

J. Frank and M. Morin were sworn in by J. Bellor for this term and signed the oath book.

Legal Non-Conforming Lot Setbacks Public Hearing

**Motion to open public hearing on legal non-conforming lot setbacks by Frank
supported by Hoyle. Motion carried.**

Planner Jackson summarized the amendment proposal. Two changes were made:
R-2 area requirements were looked at because the commissioners felt that the lot setbacks were disproportionately large considering the smaller lot sizes of the R-2 district.

The other change that was made was to the non-conforming lots that typically require a special use permit for expansion of a home. An exemption from that provision was added that says “lots that are located in the R-1 or R-2 district that are non-conforming with respect to lot area, but meet the minimum lot width requirements and retain a minimum of 10,000 sq. ft. are exempt from the special use requirement.”

Motion by Darland, supported by Frank to recommend to the Township Board to adopt the amendment to section 7.04 and 16.05 of the Township Zoning ordinance as submitted by the planner in his January 26, 2011 correspondence.

Motion amended by Darland to require smaller lots to have public sewer. Amendment supported by Frank.

Roll call vote:

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

No: None

Absent: Campbell

Medical Marijuana

Arnold discussed the concerns of the Township Board regarding proximity to residential properties, commercial districts, and special use requirements of the proposed medical marijuana ordinance.

There was a lot of discussion regarding locations and signage. The memo from the clerk, C. Kowalski was reviewed.

The Planning Commission is requesting a joint meeting with the Township Board.

Reports

Regarding the Wind Energy Ordinance, the Development Manual follows the ordinance not the other way around. The site sketch as passed by the Planning Commission would still need to come to the Planning Commission for approval, but would not need to be an engineer-prepared print.

Communications

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

Motion by Darland supported by Morin to adjourn.

Motion carried.

Meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw