

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
April 6, 2010

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

Roll Call was taken.

Members present: C. Hoyle, J. Frank, B. Campbell, D. Darland, Earl Arnold, J. Bellor

Members absent: F. D. Rochow

Also present: R. Sheppard, Planning Attorney, Z. Acuff, Planner

Amend agenda to set public hearing for Grueber and Roth.

Motion by Frank seconded by Campbell to adopt the agenda as amended.

Motion carried.

Motion by Hoyle seconded by Frank to approve the minutes of the March 2, 2010 regular meeting correcting the word “Bulleting” to Bulletin.

Motion carried.

Public Comment

Bellor opened and closed public comment at 7: 05 p.m. with no one wishing to speak.

Items for Consideration

Holly Springs Final Preliminary Plat Review

Acuff highlighted points of McKenna review letter dated March 30, 2010.

Motion by Darland seconded by Frank to table the final preliminary plat review until the May meeting or until all of the issues listed in McKenna’s letter of March 30, 2010, Section D are met.

Eric Spittle, plat developer was given 15 minutes to respond to the issues:

- Waterline—is not mainlined now.
- Easement to waterline—Better access now
- Waterline is for the City of Midland—not used by Monitor Township
- Temporary cul de sac—Provide documentation to Road Commission and Township
- Lights—Bay City Electric is light supplier
- Greenbelt—along Midland Road
- Details of utilities
- Landscape around pond—move from railroad side and drain side and move to the subdivision side.

Motion withdrawn.

Landscaping around the detention pond moved to the side adjacent to the platted lots.

Arnold questioned a private easement for township use.

Arnold also questioned whether a split should be considered as part of Phase 2 because a barn is too close to lot line and doesn't meet setbacks. The developer will either deed over property to meet setbacks or removed the barn if there is a problem.

Include a Special Assessment District for the Final Plat.

Arnold wanted clarification about the sidewalk in the subdivision stopping at Midland Rd.

Motion by Darland supported by Frank to recommend Final Preliminary Plat with concerns as to all of the issues of Section D of the March 30, 2010 review letter from McKenna. Developer is also to establish a special assessment district to be created prior to the final plat being recorded and any lots sold. The Township Planning Commission attorney is to review the Protective Covenants before the final plat is executed and recorded. The Developer is also to award the temporary cul de sac easement to the Road Commission and Monitor Township. McKenna will review the approved plat to confirm that all conditions have been satisfied prior to Township approval.

Roll call vote:

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

No: None

Absent: Rochow

Motion carried.

Fence Ordinance

Acuff reviewed his communication regarding the fence ordinance. There was discussion regarding the surveys, neighbors' agreements and many types of fencing.

Suggestions were for a permit for a fence with a disclaimer to protect the Township.

Allow 8' fences in non-residential areas, no barbed wire under 6 feet.

Discussion on walls.

Different types of wire fences—boundary vs. kennel vs. garden fence were discussed.

Sheppard and Acuff are directed to come back next month with a one-page ordinance.

Fence ordinance referred to next month with a new draft.

Livestock Ordinance

Acuff reviewed the comparison ordinances from other communities and his recommendations.

Discussion dwelt on area, not being allowed in residential areas, domestic pets, and the feeling that Residential is for residential not for farming.

Motion by Darland supported by Frank to leave the Pet and Livestock Ordinance as it stands.

Roll call vote:

Yes: Campbell, Darland, Frank, Bellor, Arnold

No: Hoyle

Absent: Rochow

Motion carried.

Grueber Land Division

**Motion to set public hearing for the May 5 Planning Commission meeting made by Darland supported by Hoyle.
Motion carried.**

Barb Gurnee of 4438 2 Mile Rd. spoke regarding the Grueber land issue.

Wind Energy Ordinance

Bellor said that the DNR windmill is very loud. It shakes the building even though it is not connected to the building. Vibrations can be felt while sitting in your car.

Motion by Hoyle supported by Campbell to table the Wind Energy Ordinance until May.

Roll call vote:

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

No: None

Absent: Rochow

Roth Land Division

Motion by Frank supported by Hoyle to set public hearing at the May 5, 2010 Planning Commission meeting.

Motion carried.

Communications:

Motion by Darland supported by Hoyle to accept Communications.

Motion carried.

Adjourn

Motion by Campbell supported by Arnold to adjourn at 9:30 p.m.

Motion carried.

Respectfully submitted,

Dan Darland
Secretary

DD/jw