

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
JUNE 1, 2010

The meeting was called to order by Chairman J. Bellor at 7:04 p.m.

Members present: C. Hoyle, B. Campbell, E. Arnold, J. Bellor
Members absent: J. Frank, D. Darland, F. D. Rochow
Also present: R. Sheppard, Planning Attorney; Z. Acuff, Planner

Pledge of Allegiance was recited.

Motion by Hoyle seconded by Arnold to adopt the agenda with the addition of a memo from the Building Official dated 5-27-10 re: Bay Metro, plus Communications re: fence ordinance from G. Brandt, C. Kowalski, and S. Pike.
Motion carried.

Motion by Hoyle seconded by Arnold to approve the minutes of the May 5, 2010 regular meeting as presented.
Motion carried.

Public Comment

J. Bellor opened public comment at 7: 09 p.m.

John Windon of 5861 2 Mile Rd. had a question regarding expanding their assisted living facility to accommodate 9-people. In order to be licensed by the State they need approval of the Township. He said that he was in an R-1 district and abutting R-3 to the rear.

Sheppard explained zoning considerations to Mr. Windon. A 9-person facility does require R-3 zoning. Mr. Acuff concurred on the method of requesting a zoning change. It was recommended that the applicant speak to his neighbors before applying for rezoning. The Township cannot create a spot zone so if the neighbors would be happy with changing the land between that of the applicant and M-84 to R-3, he might have a better chance. There are no guarantees that rezoning would be approved.

Public Input closed at 7:24 p.m.

Items for Consideration

Bay Metro's Park & Ride request

The Building Inspector has requested the opinion of the Planning Commission regarding a request by Bay Metro to use up to 30 parking spaces in the Meijer parking lot as a Park & Ride for transporting students to Delta College and Saginaw Valley State University.

Z. Acuff, the planner, thinks that it is a good idea. The ordinance is silent on Park & Ride areas. He doesn't think that we would need any more advanced review since they are not asking to construct any new facilities, but rather designating part of the parking lot for use. We should not need a new site plan for this use as long as Meijer is in

agreement with this use. The parking for Meijer seems more than adequate as they have over 500 excess parking spaces.

R. Sheppard needs to disclose for the record that he represents Bay Metro in pending litigation.

Motion by Hoyle seconded by Campbell to advise Mr. Sabias, the Building Inspector, that the Planning Commission has no objection to the Bay Metro proposal (advisory only). There is no need for formal action by the Commission. Motion carried.

Reports

Motion by Campbell seconded by Hoyle to accept two reports from the Building Official regarding the Grueber and Roth building inspections. Motion approved.

There was discussion regarding what details should be in a building inspection. Technically we should have had a building inspection before granting special approval. In the future, it would be good to have dated pictures as well as details on each building and then the Commissioners could decide whether a building would be accepted or need repair/removal, etc. before approving a special use split of property.

Communications

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

Joint Meeting Request

June 22, June 23, or June 24 are suggested dates for a joint meeting with the Board to discuss the fence ordinance 3.13 draft. Starting time could be as early as 6:00 p.m. and as late as 7:00 p.m.

The Commission reviewed comments from the three Township Board members who submitted written responses regarding our proposed changes to the fence ordinance.

Motion by Arnold supported by Hoyle to adjourn.

Motion carried.

Meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Bob Campbell
Acting Secretary

BC/jw