

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
MARCH 2, 2010

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

Pledge of Allegiance recited by all.

Members present: C. Hoyle, J. Frank, B. Campbell, Earl Arnold, J. Bellow

Members absent: D. Darland, F.D. Rochow

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

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

Motion carried.

Motion by Campbell seconded by Hoyle to approve the minutes of the February 2, 2010, regular meeting as presented.

Motion carried.

Public Comment

Bellow opened public comment at 7: 01 p.m.

R. Witkop of 2762 E. Fisher Rd. spoke briefly about the agenda item regarding Section 3.21 of the Township Zoning Ordinance concerning the keeping of pets and livestock. He feels we are making this too big of an issue and that the ordinance section could very easily be changed to allow for his request to keep up to four (4) laying hens on his property. Planning Commission Attorney R. Sheppard explained how the law requires very precisely the steps to follow to change the ordinance.

Public Comment closed at 7:08 p.m. upon motion by Frank and second by Hoyle. Passed by voice vote.

Items for Consideration

Zoning Ordinance Section 3.13 re: Fences:

Township Planner Acuff reviewed his letter of February 22, 2010 which compared our current ordinance provisions on fencing with four other communities and then his proposal for our update. He organized his comparison by the major categories of "Definition", "Setbacks/Location", "Height", "Materials", and "Permitting". Significant discussion ensued among the Planner, Attorney and all Commission members. Several changes were proposed to the Planner's recommended language and the Commission asked him to make all of the changes and resubmit his proposal in time for the April meeting.

Zoning Ordinance Section 3.21 regarding Pets & Livestock

Mr. Witkop had addressed the Planning commission at the February 2, 2010 meeting about changing Section 3.21 to allow laying hens to be considered pets and not as poultry. The commission referred the request to the Township Board for direction at that time. The Board, at their February 8, 2010 meeting directed the Planning Commission to review Section 3.21 and thus it was put on our agenda for tonight. After considerable discussion and a couple of motions which died for lack of support, **Campbell moved and Hoyle supported directing the Planner to provide for the April meeting a comparison of how other townships and cities have addressed this particular issue and also ask Arnold to elicit from the Township Board what their sense of direction would be to us.** Motion passed 4-1 on a voice vote with Frank dissenting.

Communications

Arnold thanked the Planner for the McKenna February 11, 2010 ~~Bulletin~~ *Bulletin* about Form-Based Codes—zoning which focuses on the form of a building rather than the building's use. He found it very informative.

Commissioners directed R. Sheppard to write a letter to Grueber Land Trust asking what they are planning to do.

Motion by Frank supported by Arnold to adjourn.

Motion carried.

Meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Bob Campbell
Acting Secretary

BC/jw