

CHARTER TOWNSHIP OF MONITOR
SPECIAL TOWNSHIP JOINT MEETING
NOVEMBER 29, 2017

The Supervisor called the meeting to order at 6:10 p.m.

Township Board : Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

Planning Commission: Bellow, Campbell, Darland, Frank, Hoyle, Miller

ZBA: Horen, Krueger, Sinke, Wildeboer

Also present: Richard Sheppard, Township Attorney

P. Lippens, Township Planner

D. DeGrow, Building Official

D. Rochow, Zoning Official

J. Kramer, Fire Chief

Public Input opened at 6:10 p.m.

A representative from DTE stated he was present to answer any questions relating to solar energy.

Public input closed at 6:11 p.m.

Township Planner P. Lippens gave a history of the Planning Commissions review of the zoning ordinance. Since the printing of the draft zoning ordinance, additional modifications have been incorporated into the draft. Lippens stated he would present for the joint boards tonight the most current version of the ordinance and explain the modifications, deletions, corrections and additions that have been incorporated into the revised ordinance.

Chapter 2 ó Definitions

Section 2.02 ó the land use percentage for accessory buildings was increased from 25% to 35%.

Section 2.05 ó definition added to provide a definition for an adult day care center.

Section 2.15 ó definition changed to include vehicle storage.

Renumbered Section 2.45 ó the floor area for detached private garage was increased to 1400 square feet.

Renumbered Section 2.53 ó the time period for unlicensed junk vehicles was reduced from 6 months to 60 days.

Section 2.60, 2.61, 2.62 - Modification needed to change all mobile home references to manufactured home in this section and throughout the ordinance.

Addition of Section 2.83 ó provides a definition for a self-storage facility with and without distribution.

Section 2.84 ó (g) definition added for Incidental Sign.

(n) Modification to definition of Scrolling Sign.

(u) Building Mounted added to Wall or Flat Sign.

Section 2.86 ó new definition for Solar Energy Systems.

Section 2.102 ó new definition for Warehouse

Section 2.103 ó (a) front yard designated by address assigned to lot.

Chapter 3 ó General Provisions

Addition of alphabetical index of sections.

All references for special use approval were changed to special land use approval.

Section 3.13 ó (a) requirement added that the finished side of the fence must face out.

(b) barbed wire not allowed in I Districts.

(c), (d), (e) Security fences and references were added.

Section 3.17 (b) added to establish maximum grade line.

Section 3.18 (b) added to require perimeter drainage.

Section 3.20 ó reference changed from site development plan to site plan.

(d) changed certified check requirement to cash payment.

(h)(1) scale for site sketch plan was amended.

(i) added table for site plan & site sketch requirements.

Section 3.27 - (d) square footage for garages increased to 1400 sq. ft.

(j) lot area for incidental accessory uses was increased to 35%.

The table for accessory buildings was updated.

Section 3.31 ó (b) the storage setback was decreased to 50 feet.

Section 3.32 - All special land use requirements were moved to Section 3.32.

Section 3.43(4) - changed site plan amendment approval to the Planning Commission.

Section 3.37 ó all the provisions of the Swimming Pool Ordinance were incorporated into this section and the ordinance will be repealed after final adoption of the new zoning ordinance.

Section 3.51 ó New section to regulate vehicle and miscellaneous sales.

Section 3.52 ó New section to provide for solar energy systems in all districts.

Chapter 4

Section 4.05 ó New table of Dimensional Standards was added for all districts.

Chapter 5 ó All permitted uses are listed in 5.02 and permitted uses by special land use are listed in 5.03.

Section 5.04 ó change all references to conform to Section 3.27.

Section 5.05(e)(2) ó spelling correction to reflect sixty-five feet.

Chapter 6 - All permitted uses are listed in 6.02 and permitted uses by special land use are listed in 6.03.

Section 6.05(d) ó correct misspelling of dwelling.

Chapter 7 - All permitted uses are listed in 7.02 and permitted uses by special land use are listed in 7.03.

Chapter 8 - All permitted uses are listed in 8.02 and permitted uses by special land use are listed in 8.03.

Section 8.03(d) ó change reference from mobile home to manufactured home.

Section 8.05(d) ó correct misspelling for the word eight.

Section 8.06 - change reference from mobile home to manufactured home.

Chapter 9 - All permitted uses are listed in 9.02 and permitted uses by special land use are listed in 9.03.

Section 9.03 ó alpha designations need to be corrected to start with (a).

- If Section 9.03(d) is Warehousing and distribution does the designation (e) for Self-Storage Facility, Without Distribution and (f) Warehouse, Without Distribution need to change?

- Need designation and verbiage for Warehouse With Distribution.

Section 9.04 ó Should be Height Regulations

Section 9.05 ó Should be Area Regulations.

Section 9.05(d) ó removed óas determined by the Township Building Officialö.

Section 9.06 ó Should be Parking

Section 9.07 ó Should be Additional Regulations

Chapter 10 - All permitted uses are listed in 10.02 and permitted uses by special land use are listed in 10.03.

Chapter 11 - All permitted uses are listed in 11.02 and permitted uses by special land use are listed in 11.03.

Chapter 12 ó Title changed to FP Floodplain Overlay District

- All permitted uses are listed in 12.02 and permitted uses by special land use are listed in 12.03.

Section 12.04(b)(2-14) ó were deleted.

Chapter 15 ó Signs

- Chapter 15 was not discussed. It was stated major revisions were made.
- Section 15.02 Severability and Section 15.11 were removed. Subsequent Section numbers were changed to:

Section 15.02 ó Definitions

Section 15.03 ó Signs Allowed without a Permit

Section 15.04 ó Prohibited Signs

Section 15.05 ó General Conditions

Change from the distributed draft copy to the new version was in

Section 15.05(h)(2) ó reducing the time the message can change from 10 seconds to 5 seconds.

Change from the distributed draft copy to the new version was in

Section 15.05(h)(7)(b) ó Need a period after appropriate and deletion of öLED signs do not constitute a form of outdoor lighting at night, and are exempt from any other outdoor lighting regulations.ö

Section 15.06 ó Substitution

Section 15.07 ó Signs In The AG and R Districts

Section 15.08 ó Signs In The C District

Change from the distributed draft copy to the new version was in Section 15.08(a)(1) óthe first sentence öOne (1) free standing sign per site.ö was deleted.

Change from the distributed draft copy to the new version was in Section 15.08(c) ó Section referenced for tower signs permitted as a special land use is Section 3.32.

Change from the distributed draft copy to the new version was in Section 15.08(c)(1)g) ó Section referenced for a sign sketch plan is subsection 15.01(c)(9).

Change from the distributed draft copy to the new version was in Section 15.08(c)(6) ó Section referenced for tower signs height limitations is Section 9.04.

Change from the distributed draft copy to the new version was in Section 15.08(d) ó last sentence should read "Monument signs are subject to special land use approval by the Planning Commission at the time of original or amended site plan approval.

Section 15.09 ó Signs In The I District
Section 15.10 ó Signs In The PUD District
Section 15.11 ó Nonconforming Signs
Section 15.12 ó Waiver Process

Chapter 16

- Chapter 16 was not discussed. It was stated minor changes were made.
Change from the distributed draft copy to the new version was in Section 16.05(d)(3)c) óshould read: "Those considerations set forth in Section 16.05(a) and Section 16.05(b) of this Ordinance.

Change from the distributed draft copy to the new version was in Section 16.05(d)(3)d) óshould read: "Those considerations set forth in Section 3.32 of this Ordinance.

Change from the distributed draft copy to the new version was in Section 16.09(c) ó Section referenced should be Section 3.32.

Change from the distributed draft copy to the new version was in Section 16.12(a)(3) ó Section referenced should be Section 3.30.

Chapter 17

- Chapter 17 was not discussed other than to state major revisions were made.

The meeting adjourned at 9:25 p.m.

Cindy L. Kowalski, Clerk

Ken Malkin, Supervisor