

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
December 4, 2012

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

Members present: C. Hoyle, J. Frank, B. Campbell, D. Darland, M. Morin, E. Arnold, J. Bellor
Members absent: None
Also present: R. Sheppard, Planning Attorney, M. Gradis, Planner

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

Motion by Hoyle seconded by Frank to approve the minutes of the November 7, 2012 regular meeting as presented.
Motion carried.

Public Comment

Chairman Bellor opened public comment at 7:02 p.m. Mr. Rauschert spoke on his behalf. Closed at 7:03 p.m.

Items for Consideration

Rauschert Special Use Land Division, 09-100-032-300-010-00, 741 E. Hotchkiss.

Mr. Rauschert said that he was going to be tearing down the chicken coop which is listed as building #5 and is 12' x 8 ½'. The Building Inspector inspected the buildings and found them "old, but in relatively good shape."

**Frank moved to set Public Hearing for a Special Land Use Permit for January 2, 2013.
Supported by Darland.**

Discussion followed. Sheppard noted that the height was needed for Building #4 to make sure the setback is met.

Planner Gradis noted that the ordinance is very specific about what is needed in order to make splits of this nature. The building height to guarantee the setback is one. Another would be a copy of the purchase or lease agreement because the only way that you can legally make this split is if you are planning to use the property that you are selling for agricultural purposes.

The last issue we have to resolve for this permit is that you can only have five accessory buildings and there are seven on this parcel.

Sheppard said that normally the Planning Commission makes it a condition of the approval that the land division be prepared in recordable form, reviewed and approved by him (Attorney Sheppard), and recorded prior to the split being final.

Future buyers of the property must be aware that destroyed accessory buildings will not be allowed to be rebuilt.

Frank verified that Mr. Rauschert understood that he would have to take down the chicken coop and the outhouse and he agreed.

Roll call vote:

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

No: None

Absent: None

Motion carried to set Public Hearing on January 2, 2013.

Communications

Motion Darland supported by Morin to accept Communications.

Motion by Hoyle supported by Frank to adjourn.

Motion carried.

Meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/jw