

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
December 6, 2016

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

The Pledge of Allegiance was recited.

Members present: J. Bellor, R. Campbell, D. Darland, J. Frank, C. Hoyle, and W. Reder

Members absent: M. Morin

Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner

M. Morin has been excused.

J. Bellor introduced newly elected Trustee Bill Reder as the newly appointed member to serve on the Planning Commission.

**Motion by J. Frank seconded by B. Campbell to adopt the agenda as presented.**

Motion carried.

**Motion by C. Hoyle seconded by J. Frank to approve the minutes of the November 1, 2016 regular meeting as presented.**

Motion carried.

**Public Input**

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

**Items for Consideration**

**P. Lippens, Planner. Updates:** The Planning Commission is currently conducting a complete review and an amendment to the township zoning Ordinance. The process was started with an audit and full review of the Ordinance. A report of findings was created and distributed to members last year. These findings were discussed and amended over December and January of 2015, and the Commission soon after began a month-to-month review of the text amendments in its entirety. The Planning Commission is currently on Chapter IX.

Upon completion of the review, a revised draft of the amendments will be presented to the Planning Commission for final approval. Subsequently, a recommendation will be made to the Township Board to adopt the changes.

Chapter IX, Section 9.04. The Commission was in consensus of the proposed change regarding commercial to agriculture screening; striking AG from the rear yard screening requirement and adding screening in side yard only adjoining any lot in an AG district within 100' ft of right-of-way.

The Commission members had an extended discussion with regard to making sure that amendments are made distinguishing between businesses that operate a mini, commercial, or industrial storage company. R. Sheppard, Attorney, contends the Planning Commission should make a clear definition of the required use of allowing storage companies on commercially zoned property. It is recommended that mini-storage type facilities should only allow the cold storage of household items and not become an exchange point for distribution of a product, a residence, or the operation of a retail business.

P. Lippens, made amendments to Section 9.03, (d) Uses Allowed with Special Land Use Approval which reads: warehousing and storage structures, striking “and storage structures” and adding “and distribution centers.” Additionally adding: (e) Storage and mini-storage businesses cannot be used as a residence, operational business or distribution facility.

Chapter IX, I-1 and Chapter XI, I-2 Industrial District(s). Much of the uses have been consolidated, and out-dated uses have been removed, and combined into general or generic uses. Special land uses in the I-1 industrial district have been moved to Section 10.03. Per recommendation of the Fire Chief, Section 10.04 and 11.04 – Height Regulations have been amended to a maximum height of thirty-five (35) feet.

Chapter XIV, 14.07, Size of Parking Space. There was limited discussion on amending this Section, however, it was the consensus of the members to leave the size requirements the same, adding that the Planning Commission may reduce space requirements to nine (9) feet wide x eighteen (18) feet in length if lots are constrained, per Section 14.04 Deferred Parking. In addition, off-street parking shall provide number and dimensions of spaces, and proper signage to meet federal requirements for ADA.

Section 14.09, (a) Yard Requirements have been amended to permit parking within ten (10) feet instead of twenty (20) feet, provided that landscaping and screening requirements can be met. Additional amendments regarding Section 14.10, Minimum Number of Parking Spaces, were discussed leaving more flexibility in the Ordinance Table, allowing for submission of a parking study. It was mutually agreed to leave Section 14.10 as is.

There was discussion on Chapter XVI, Section 16.07, stating that the Township should review their building permit procedures. It was agreed to add to Section 17.21, under Chapter XVII. Zoning Compliance Permits. If any type of building alteration, repair, or construction does not require a building permit, applicants shall obtain a zoning compliance permit to ensure compliance with the zoning ordinance.

P. Lippens recommended Chapter XVIII, Section 18.02, Powers and Duties. (a) Interpretation: adding that the Planning Commission shall have the right to make a determination for when a district zoning boundary is apparent and certain.

P. Lippens stated he has had communication with Menards and provided an updated, informal, draft site plan to the Commission Members for discussion. Menards maintains that if they were to add deferred parking or build new parking on the west part of the site, this would inhibit their ability to sell this parcel as a lot that could be developed. The information provided is not considered a formal application, and their previous application was formerly denied. P. Lippens recommended to Menards to reapply for a new site plan and special land use.

## **Reports**

R. Sheppard provided copies of the statutes and article relative to medical marijuana for review. The Township Board will be reviewing and providing guidance to any changes to the Zoning Ordinance.

## **Communications**

**Motion by C. Hoyle supported by D. Darland to accept Communications.  
Motion carried.**

**Motion by C. Hoyle supported by D. Darland to adjourn.  
Motion carried.**

Meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Dan Darland  
Secretary

DD/blfp