

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
May 12, 2020

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellow, R. Campbell, A. Shabluk,, C. Schweitzer, B. Reder, J. Meier
Members absent: J. Frank, excused
Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner, K. Malkin
Supervisor

Public Input

Vice Chairman Bellow opened public comment at 7:02 p.m. Gary Banks, 5920 Mackinaw asked questions regarding the split of the property on 5844 Mackinaw.

Sheppard explained that they are asking for the ability to split the existing house and barns from the farm field. The farmer has no use for the house and barns but wishes to use the farm land to farm. Sheppard also explained that the zoning would not change, it would remain AG.

G. Banks has no issues with the split, but asked if there is a limit on how many splits can occur with the farm land.

Sheppard explained that property splits are governed by the Land Division Ordinance and the Land Division Statue. He went on to explain, depending on how the sale occurs, you can sell a piece of property in the AG district and give no future divisions to the buyer. Terms are negotiated between the buyer and seller.

Bellow closed public comment at 7:06 p.m.

Items for Consideration

Public Hearing

Special Use/Accessory Building Waiver

09-100-035-400-090-02

2457 Hotchkiss

Robert Schlicker

Jackson gave a review of the request. One setback requirement will not be met and ongoing nonconformity with the number of accessory buildings on the property. It is recommended to approve the request for special use provided the applicant demonstrates to the satisfaction of the Planning Commission that the existing accessory structures will not be used for any agricultural or commercial purpose. Also, that a restrictive covenant is provided and recorded with the Register of Deeds that is consistent with the provisions of the zoning ordinance. This provision is to notify any future owners of the property that the accessory structures will continue to be nonconforming and may not be rebuilt if they are damaged or destroyed.

Shepard confirmed Jackson's review.

Motion by Reder, supported by Shabluk to approve special use for 2457 Hotchkiss as referenced on the McKenna review letter dated April 28, 2020 with the exception of the corrected road listed in the report. Additional condition that the accessory building not be used for agricultural or commercial use and that a restrictive covenant is provided and recorded with the Register of Deeds.

Roll call vote:

Yes: Bellow, Campbell, Schweitzer, Meier, Reder, Shabluk

No: None

Absent: Frank

Motion carried.

Public Hearing

Special Use/Accessory Building Waiver

09-100-033-400-030-02

5844 Mackinaw

Carl Pfundt

Jackson gave a review of the request. It is recommended to approve the request for special use provided the applicant demonstrates to the satisfaction of the Planning Commission that the existing accessory structures will not be used for any agricultural or commercial purpose. Also, that a restrictive covenant is provided and recorded with the Register of Deeds that is consistent with the provisions of the zoning ordinance. This provision is to notify any future owners of the property that the accessory structures will continue to be nonconforming and may not be rebuilt if they are damaged or destroyed.

Motion by Reder supported by Meier to approve special use permit for 5844 Mackinaw as referenced on the McKenna review letter dated April 28, 2020 with the exception of the corrected road listed in the report. Additional condition that the accessory building not be used for agricultural or commercial use and that a restrictive covenant is provided and recorded with the Register of Deeds.

Roll call vote:

Yes: Bellow, Campbell, Schweitzer, Meier, Reder, Shabluk

No: None

Absent: Frank

Motion carried.

Reports

Interpretation of Section 3.27(f) and (g) Ordinance 67

Sheppard discussed section 3.27(f) and (g) of Ordinance 67 as to a request for a breezeway connecting a garage to an attached garage.

Lengthy discussion among the members continued. Some members felt that this should be allowed based on the current ordinance because an attached garage is part of the original structure.

Sheppard explained that this is only an interpretation, not an actual request.

Reder, Campbell and Bellor gave input but raised no issues or concerns. All members stated that a drawing of the intended structure would help to make a determination.

It was stated by the Planning Commission that if the commission wants to further define “intent” then the ordinance should be revisited to reflect that.

McKenna 2019 Annual Report of Activities

Jackson provided a review of the McKenna annual report of activities by the Planning Commission. Reder provided his thoughts and requested that members receive a copy of the current Master Plan to begin the process of updating.

William Kibbe & Assoc. Field Observation-Spartan

Sheppard provided a review of the memo from J. Wheeler. Spartan is within their construction process regarding timeline for completion.

The Township had received a complaint about the site lighting being too bright for nearby parcels. Currently, lights have been turned off until shielding can be installed on the wall pack fixtures.

Harold Miller

Sheppard provided an update on Harold Miller. Currently, the courts are closed, so there has been no activity.

Communications

Campbell acknowledged receipt of Communications.

Motion by Campbell supported by Reder to adjourn.

Motion carried.

Meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp