

CHARTER TOWNSHIP OF MONITOR
SPECIAL TOWNSHIP BOARD WORKSHOP MEETING
JANUARY 08, 2018

The Supervisor called the meeting to order at 12:15 p.m.

Members present: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh
Also present: Richard Sheppard, Township Attorney
J. Bellor & D. Darland ó Township Planning Commission

Public Input opened at 7:01 p.m. No public present wished to speak and public input was closed.

Attorney Sheppard was invited to the meeting to present to the board the proposed changes to the township zoning ordinance, specifically but not limited to Chapters 15-21, as well as modifications made by the Planning Commission since the November joint meeting.

Sheppard explained one of the new provisions added to the zoning ordinance by the planning commission was the addition of Section 10.03(f) which stipulated the special use requirements for medical marihuana facilities to be permitted in I-1 Districts. These provisions would only apply if the township adopts a stand alone Medical Marihuana ordinance (second reading and adoption of such an ordinance is scheduled for the January 22, 2018 board meeting).

Chapter 15 ó Signs

There was discussion if business billboard advertisements located on the side of motor vehicles parked on a property could be interpreted as portable signs and regulated under Section 15.05(g).

Sheppard also provided insight to the planning commission discussions which led to the addition of Section 15.11 - Nonconforming Signs and Section 15.12 ó Waiver Process.

Chapter 16 ó Nonconformities

The only change to this chapter was in Section 16.05(b)(1) which included all the former provisions in letters a) ó h) into paragraph (1).

Chapter 17 ó Administration and Enforcement

This chapter was streamlined to remove the specific language contained in the building code and the Zoning Enabling Act, and replace it by reference. By doing so, if the state makes a change to either of these documents the township would not need to amend the ordinance.

Sheppard did however explain the new sections which were added to this chapter (currently labeled as Sections 17-12, 17-13 and 17-14).

One item that may need to be further addressed by the planning commission was in regard to the easement granted to the township in Section 17-14(a). The questions posed were: 1) If the temporary easement needed to be recorded with the Register of Deeds? 2) If the temporary easement was stipulated for a term of 1-year and extended an additional year as provided for in 17-14(b), does the initial term need to be 2-years? 3) What if the property comes into compliance

sooner? And 4) What happens if the property changes hands before compliance and the temporary easement and cash or performance bond is with the former owner?

Chapter 18 ó Board of Appeals

There was considerable discussion regarding the minimum road frontage for existing residential lots of record listed in Section 18.02(b)-(d). It was stated there are lots along Midland Rd. and in the village of Kawkawlin that do not currently meet the minimum road frontage of 80-ft. The question then becomes if there is a structure fire, is the lot then unbuildable because it was constructed before the adoption of Ordinance 52 or even possibly Ordinance 35?

The meeting adjourned at 1:50 p.m.

Cindy L. Kowalski, Clerk

Ken Malkin, Supervisor