

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING

October 2, 2018

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, D. Darland, J. Frank, C. Hoyle, T. Miller, B. Reder
Members absent: None
Also present: R. Sheppard, Planning Attorney; P. Lippens, Planner, K. Malkin, Supervisor

Motion by B. Reder seconded by J. Frank to adopt the agenda as corrected adding Wind Energy Advisory Committee update and discussion after public comment.

Motion carried.

Motion by R. Campbell seconded by B. Reder to approve the minutes of the September 11, 2018 regular meeting as presented.

Motion carried.

Public Input

Chairman J. Bellor opened public input at 7:02 p.m.

C. P. Campbell, WEAC Secretary, presented the report from the Wind Energy Advisory Committee.

John Engler of 4400 Mackinaw Road questioned the non-participant and participant setbacks.

C. P. Campbell and R. Sheppard, Attorney replied, also commenting about the access road and Fire Department standards.

There was additional discussion with regard to decommissioning.

Larry Buda of 3956 Mackinaw Road spoke in support of the accessory building revisions as he desires to construct an additional storage shed on his property.

Public input was closed at 7:22 p.m.

Zoning Ordinance #66

Wind Energy Advisory Committee

Terry Miller of 4649 David Ct. provided a handout to the other members of the Planning Commission in order to understand who is represented on the Wind Energy Advisory Committee (WEAC). He reminded Chairman J. Bellor that the motion creating the Advisory Committee on a

wind ordinance called for representatives or stakeholders both opposed to and supportive of wind. He inquired if any of the members that were chosen represent those positions pointing out that at least one applicant was involved in wind construction trades. There was discussion regarding the conflict of interest.

J. Bellor, Chairman provided a response and there was back and forth on what constitutes a “stakeholder”.

Wayne Bleck of 985 Chip Road questioned members of the WEAC that were present for tonight’s meeting. He indicated he has a wind contract and was proud of it and essentially argued that no one on the Advisory Committee supported wind development.

Some members of Advisory Committee were present and argued that they had open minds.

Section 3.26 Accessory Buildings

Dave DeGrow, Building Inspector was not present to provide insight on additional recommended changes.

K. Malkin addressed the Planning Commission stating that D. DeGrow is in support of allowing accessory buildings in the side yard if setback requirements can be met.

Motion by J. Frank supported by B. Reder to leave the allowable placement of accessory buildings in the rear yard only.

Roll Call Vote:

Yes: Campbell, Darland, Frank, Hoyle, Miller, Reder

No: Bellor

Absent: None

Motion carried.

Solar Energy Ordinance

B. Reder had provided the members with a sample of the recently approved Township of Acme: Zoning Ordinance 046 Solar Energy Farms.

After a short discussion and comments with regard to include glare restrictions, P. Lippens, Planner will provide a memo of recommendations for the next meeting.

Temporary Uses

The Commissioners discussed development of a permit to be used in certain Temporary Use circumstances.

There was further discussion between P. Lippens, Planner, K. Malkin, Supervisor, and R. Sheppard, Attorney.

Motion by B. Reder supported by C. Hoyle to have R. Sheppard, Attorney and P. Lippens, Planner develop a permit to be used for Temporary Use.

Roll Call Vote:

Yes: Darland, Frank, Hoyle, Miller, Reder, Campbell, Bellor

No: None

Absent: None

Motion carried.

Technical Modifications – Outdoor Storage Section 3.23, Section 9.06, 14.05 and 14.16

K. Malkin commented about the Alma Tire issue relating to the sections above contained in the current ordinance that would need clarification.

Motion by B. Reder supported by J. Frank to amend P. Lippens verbiage by removing storage containers from his recommendation.

Roll Call Vote:

Yes: Frank, Reder, Campbell, Bellor, Darland

No: Hoyle, Miller

Absent: None

Motion carried.

T. Miller made a motion to leave “shall” as is in Section 9.06. With no second to motion, the motion failed.

Motion by B. Reder supported by D. Darland to change “shall” to “may” and include additional recommended language submitted by P. Lippens, Planner regarding screening requirements.

Roll Call Vote:

Yes: Hoyle, Reder, Bellor, Campbell, Darland, Frank

No: Miller

Absent: None

Motion carried.

There was discussion with regard to Section 14.05 Additional Requirements relating to Parking and Loading Spaces.

Motion by B. Reder supported by J. Bellor to approve a technical change as recommended by P. Lippens, Planner’s September 27th, 2018 memo which states that the repair of vehicles exceeding one-ton capacity is prohibited in all districts required parking areas.

Roll Call Vote:

Yes: Reder, Bellor, Campbell, Darland, Frank, Hoyle, Miller

No: None

Absent: None

Motion carried.

There was discussion with regard to Section 14.16: Requirements for Parking Areas and the proposed technical changes from P. Lippens, Planner.

Motion by D. Darland supported by T. Miller to approve the Planner recommendations.

Roll Call Vote:

Yes: Bellor, Campbell, Darland, Frank, Hoyle, Miller, Reder
No: None
Absent: None

Motion carried.

Architectural Standards

C. Hoyle inquired as to how individuals will be made aware of updated architectural standards.

There was discussion regarding P. Lippens memo dated September 27, 2018 regarding updating the architectural standards to the current zoning ordinance.

It was decided to discuss these new standards at the next Planning Commission meeting to be held on Tuesday, November 13, 2018 at 7:00 p.m.

Reports

None

Communications

Motion by D. Darland supported by J. Frank to acknowledge receipt of Communications.

Motion carried.

Motion by C. Hoyle supported by J. Frank to adjourn.

Motion carried.

Meeting was adjourned at 8:49 p.m.

Respectfully submitted,

Dan Darland
Secretary

DD/blfp