

CHARTER TOWNSHIP OF MONITOR  
REGULAR PLANNING COMMISSION MEETING  
May 7, 2019

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, J. Frank, Connie J. Schweitzer, T. Miller, B. Reder, A. Shabluk

Members absent: None

Also present: R. Sheppard, Planning Attorney; S. Cronander, Planner

**Motion by J. Bellor seconded by B. Reder to adopt the agenda as amended.**

Motion carried.

**Motion by B. Reder seconded by J. Bellor to approve the minutes of March 5, 2019 regular meeting as presented.**

Motion carried.

**Public Input**

Chairman J. Frank opened public comment at 7:04 p.m.

Dave DeGrow, Building Inspector, Charter Township of Monitor questioned why the accessory building ordinance is being discussed again and recommended not making any changes.

Charles Binder, 2080 Reppuhn handed out to the Planning Commission suggested revisions to Section 3.27 of Ordinance 67, accessory buildings and provided them with a copy of his written recommendations.

Pam Binder, 2080 Reppuhn, expressed concern of health factors such as tall roofs and water run off in regards to Section 3.27 of Ordinance 67, accessory buildings.

Joy Krueger, 2450 Salzburg, asked the Planning Commission to reconsider revisions to Section 3.27 of Ordinance 67, new accessory building ordinance, especially on lots less than one (1) acre. 14 (fourteen) feet sidewalls and peak height are also a concern.

Gary Leiner, 2187 Heritage, questioned waivers for larger buildings, variance from maximum size lots. He also questioned how enforcement and the complaint process would take place.

Jim Horn, 5693 Four Mile, asked the Planning Commission to review Section 3.27 of Ordinance 67, accessory building ordinance. His concern that home businesses and living quarters would be taking place in the accessory buildings and questioned how this would be controlled.

Chairman J. Frank closed public comment at 7:40 p.m.

## **Items for Consideration**

### **Elliot Allen-DDA Charter Township of Monitor 1484 Straits Drive Ste 1 Zoning I-1 to Commercial**

Mr. Allen was told this matter could be scheduled for public hearing once an application is received.

### **Review of Section 3.27 of Zoning Ordinance 67, total accessory building (s) size per lot for allowed accessory buildings.**

R. Sheppard noted that typing errors need to be corrected and clarifications need to be made on this section.

B. Reder suggested that the Planner take a look at the recommendations.

J. Frank recommended no more than two (2) buildings per lot.

R. Sheppard suggested the Planner draft a revision and present it at the next meeting.

**Motion** by B. Reder, seconded by J. Bellor to have the Planner draft revision for Section 3.27 of Zoning Ordinance 67 and present it to the Planning Commission at the next meeting on June 4, 2019.

**Motion carried.**

### **Review of Section 4.05 of Zoning Ordinance 67—Schedule of Minimum Lot and Building Sizes.**

**Motion** by T. Miller, seconded by R. Campbell to have the Planner draft revision for Section 4.05 of Zoning Ordinance 67 and present it to the Planning Commission at the next meeting on June 4, 2019.

**Motion carried.**

### **Review of Section 5.05(d)(4) of Zoning Ordinance 67—Area Regulations.**

**Motion** by T. Miller, seconded by R. Campbell for Township Supervisor to provide to the Planner the corrections to section 5.05(d)(4) and for the Planner to present draft revisions to the Planning Commission at the next meeting on June 4, 2019.

**Motion carried.**

### **Zoning Board of Appeals appointment**

**Motion** by B. Reder, seconded by C. Schweitzer to recommend to the Township Supervisor that T. Miller serve on Zoning Board of Appeals.

**Motion carried.**

**Tiny Houses report from Dave DeGrow-Building Inspector**

**Motion** by B. Reder, seconded by J. Bellor to receive the D. DeGrow letter.

**Motion Carried.**

A discussion among the Planning Commission members on tiny houses and why a detached single-family home is required to be a minimum of 1,000 square feet.

**Motion** by J. Bellor, seconded by T. Miller instructing Planner to investigate tiny home community and provide feedback to the Planning Commission at the next meeting on June 4, 2019.

**Motion carried.**

**Motion** by J. Bellor, seconded by T. Miller to set Public hearing on Mr. Priem accessory building.

**Motion carried.**

**Motion by J. Bellor supported by B. Reder to adjourn.**

**Motion carried.**

Meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary

CS/djp