

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
December 1, 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, J. Meier, C. Schweitzer. E. Rosenbrock

Members absent: None

Also present: R. Sheppard, Planning Attorney; J. Jackson, Planner, T. Spencer Supervisor, R. Walsh Trustee

Motion by Shabluk seconded by Campbell to adopt the agenda as presented.

Motion carried

Motion by Campbell seconded by Rosenbrock to approve the minutes of the November 10, 2020 meeting.

Motion carried

Public Input

Vice-Chairman Bellow opened and closed public comment at 7:03 pm with no one present, wishing to speak.

Items for Consideration

Public Hearing

09-100-033-400-040-00

5946 Mackinaw

Dustin Meyer

Accessory Building Waiver

Jackson provide input regarding the request, proper road commission permits have been received, flood plain information provided, everything is in order. Meyer will need a building permit before getting permit for EGLE to build in a flood plain. If he were to receive approval, he will need to address flood plain issues, using fill or design it to allow flood waters to flow thru.

Wheeler provided input on the Meyer request. Meyer will need a permit to tie tile into the enclosed drain and the flood plain fill needs to be addressed, however this could be a detriment to the neighbors.

Dustin Meyer addressed the commission. He questioned what to do rather than using fill as outlined in review from McKenna & Associates dated November 25, 2020.

Wheeler review the email from EGLE in regard to the flood vent.

Discussion among Meyer, Jackson and Wheeler continued.

Meyer asked Sheppard what ordinance number references “no fill”

Sheppard told Meyer he referred to zoning ordinance 67, section 3.18, that is titled “Surface Water Runoff”

Campbell asked Meyer if his property was lower than the property to the North, so water will drain to the South.

Meyer told Campbell that the water always drains to the South.

Meier questioned the size of the building and if he was to build a 1200 square foot building, he would not be coming before the commission yet would he still need to deal with FEMA?

Sheppard told the commission that Meyer would still have to get a permit from FEMA to build in the flood plain, even at 1200 or 800 or 500 square foot because of the flood plain regulations. The Monitor Township Zoning Administrator would be dealing with the request, as well as FEMA.

Discussion ensued among the members and Meyer, regarding Meyer’s neighbor and changes to his property that caused runoff to his property.

Rosenbrock mentioned if he built a 1200 square foot building, most of this would not be an issue.

Schweitzer added comments about the need to comply with the ordinance.

Shabluk questioned the zoning ordinance and changes that were made in regards to accessory buildings.

Sheppard provided input.

Meier commented regarding flood plain issues that would be ongoing regardless of the size of the building, not a good solution to omit flooding on his property.

Meyer feels he has done everything possible to protect his property and assets.

Jackson asked if Meyer is opposed to installing a swale, if that is what it would take for approval.

Meyer said he needs more information as to what this would require.

Jackson feels the waiver application should be tabled until Meyer is in a better position to agree to the terms of the approval.

Bellor asked Meyer if he fully understood what the planner and engineer are requiring for approval of this building.

Meyer stated he did.

Bellor closed public hearing at 7:55 p.m.

Motion by Campbell, supported by Shabluk to approve the accessory building waiver pending resolution of the recommendations of the Planner and Engineer for letters of review dated November 25 & 27, 2020. Also contingent upon the zero-net gain on fill to be approved by the Township Engineer.

Roll call vote:

Yes: Bellor, Campbell, Meier, Shabluk

Yes: Walsh-ineligible to vote (not sworn in at time of meeting)

No: Rosenbrock, Schweitzer

Motion carried

Schweitzer acknowledged receipt of Communications

Motion by Bellor supported by Schweitzer to adjourn

Motion carried

Meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp