

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
June 1, 2021

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

The Pledge of Allegiance was recited by all present.

Members present: J. Bellor, R. Campbell, A. Shabluk, B. Walsh, J. Meier, C. Schweitzer,
E. Rosenbrock

Members absent: None

Also present: R. Sheppard, Attorney

**Motion by Shabluk, supported by Campbell to adopt the agenda as presented with the addition of Rules of Procedure review and discussion on the waterline at 1600 Euclid.
Motion carried**

**Motion by Campbell supported by Walsh to approve the minutes of the May 4, 2021 regular meeting.
Motion carried**

Public Input

Chairman Bellor opened and closed public comment at 7:05 p.m.

Steve Shabluk addressed the Commission, presenting information from other Townships regarding lot dimensions and setbacks. He distributed a handout from Tittabawassee Township regarding requirements. Discussion ensued regarding this with questions for Shabluk.

Sheppard also provided input.

Jeff McCulloch addressed the Commission regarding his interest in adding to an existing barn and challenges current setback pose regarding his intent. He questioned the proper format in seeking a waiver/variance.

Sheppard stated he should address this with the Zoning Board of Appeals.

UNFISNISHED BUSINESS

For discussion, possible amendments to Ordinance 67

1. Accessory building waivers
2. Lot sizes
3. Setbacks
4. Gazebo's as accessory buildings
5. Breezeway attaching garage to home

Accessory Buildings

Shabluk stated she did not want to eliminate waivers until the setback issues are settled.

Rosenbrock is not in favor of waivers. He told the members that, “We have an ordinance and should stand by that.”

Discussion ensued between members with Sheppard adding comments regarding Zoning Board of Appeals and variance requirements.

Schweitzer is not in favor of waivers.

Walsh also is not in favor of waivers.

Bellor stated if waivers are used right, then he is ok with them but they should not be handled out freely.

Sheppard told the Planning Commission there needs to be a clear definition of a waiver, and how they should be granted.

Sheppard told the members he will get sample language from John Jackson, McKenna and will present it to the Commission next month.

Sheppard, suggested we address all five issues and make recommendations for changes to the Ordinance at the same time.

Gazebo's as accessory buildings

Walsh asked the members if gazebos should be considered an accessory building.

Sheppard gave input regarding the history about this topic. Size seems to be the issue and the size of a gazebo should be taken into consideration to the total size of an accessory buildings allowed.

Sheppard will draft language regarding gazebos and present it at the next meeting.

Breezeway attaching garage to home

Sheppard referred to section 3.27 of Ordinance 67. He shared his input and shared his concerns regarding a breezeway attaching garage to home.

Sheppard will draft language regarding breezeway attaching garage to home and present at the next meeting.

Setbacks

Members discussed awnings and interference with setbacks. Possible language would be that an awning can project no more than four (4) foot horizontally. It was decided among the members that more research regarding awnings, retractable awnings and prefab awnings needs to be done before any discussion resumes.

Lot Size

Bellor stated he would not want to see lot sizes less than 80 foot, with the possibility of developers being able to offer 80-foot lots and 100 foot lots in developments.

Sheppard suggested approving 80 foot lots in areas where there is public water and sewer, and the need for engineered underground drainage system. He also suggested having John Jackson, McKenna, attend the next meeting to provide input regarding planning needs/requirements/etc.

Shabluk also suggested having Schauman Construction attend the meeting for input.

Storage Containers

Bellor distributed materials regarding storage containers in residential and commercial areas.

Sheppard provided input and asked the members to read the materials and determine how the storage container issues could be addressed.

Update on the waterline at 1600 Euclid

Sheppard provided an update. The waterline off of Clover Lane is insufficient. Miller will have to find another source of water for the fire hydrant.

Sheppard told the members; no other information has been provided since this was discovered.

Rules of Procedure

Schweitzer distributed the Rules of Procedure document, asking each member to read and review and pay specific attention to conflict of interest.

Bellor suggested a possible update to the document since it was last reviewed in 2011.

Communications

Campbell acknowledged receipt of Communications.

Motion by Campbell supported by Rosenbrock to adjourn.

Motion carried.

Meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp