

CHARTER TOWNSHIP OF MONITOR  
PLANNING COMMISSION MEETING  
August 3, 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, J. Jackson, Planner

**Motion by seconded by Schweitzer supported by Meier to adopt the agenda as presented.  
Motion carried**

**Motion by Campbell supported by Rosenbrock to approve the minutes as corrected of the  
July 6, 2021 regular meeting.**

**Motion carried**

**Public Input**

Chairman Bellor opened public comment at 7:05 pm.

Paul Benchley, 218 Engelhardt, addressed the commission regarding the information presented at the meeting, rezoning of property at 4839 ½ Three Mile from R1 to commercial.

Sheppard provided input, explaining that it is a non-conforming residential parcel that is being used as commercial property.

Jackson provided input regarding correlation of the parcel to the Master Plan.

Benchley has not completed an application for rezoning to date.

Shane Reinhardt, 1791 W. German, questioned the use of the property as a potential owner.

Sheppard explained that the property can be used for the same existing use. However, the new owner will not be able to expand and if it is reduced in size, it may be lost.

Bellor closed public input at 7:19 pm.

**Items for Consideration**

09-100-028-100-010-01

5496 Fraser Road

Scott & Jana Rezmer

**Accessory Building Waiver/Split of previous agricultural buildings**

Scott Rezmer, 5496 Fraser, addressed the commission explaining his request for a waiver.

Jackson provided input regarding the request, in his opinion, the request would require four (4) waivers.

Sheppard provided input regarding the building size allowance for the site. The building is too large for the size of the lot. In addition, he explained that AG building are only to be split once per Monitor Township ordinance. Sheppard suggested how to achieve Rezmers request with minimum waivers (suggested moving the lot line)

Rezmer asked if this could be tabled to allow him to discuss options with his family members.

Public input from J. Krueger mentioned the road right of way impact on lot size and hopes that Rezmer realized this.

Sheppard confirmed Krueger's statement.

**Motion** by Campbell, supported by Shabluk, to recess public hearing and table consideration to September 7, 2021 Planning Commission meeting.

**Roll call vote:**

**Yes: Bellow, Schweitzer, Campbell, Walsh, Meier, Shabluk, Rosenbrock**

No: None

Absent: None

**Motion carried**

## **DISCUSSION**

09-100-012-200-070-08

S. Two Mile Road

Rezoning of parcel R3 to Commercial

Ryan Valderas, owner of the Two-Mile parcel, addressed the commission regarding rezoning of the Two-Mile parcel from R3 to commercial. He told the commission he has plans of developing the property to a commercial park, similar to the Patterson Road footprint.

Sheppard provided feedback. Sheppard also spoke of the Dow pipeline, Consumers Energy easement, surrounding parcels, waterlines, sewer, fire codes, Monitor Township Master Plan, etc.

Valderas told the commission he will return at a later date with a site plan.

## **REPORTS**

Possible amendments to Ordinance 67-**J. Jackson**

1. Accessory building waivers
2. Lot sizes
3. Setbacks
4. Gazebo's as accessory buildings

5. Breezeway attaching garage to home

Jackson provided input regarding possible amendments to Ordinance 67.

1. Provided suggested definitions of various buildings, attached vs detached (memo date 7/28/21). This comes into play when determining setback requirements. Definition of building vs structure – added language, including definition of gazebos, trellises and decks. Definition of yard, fences also provided.
2. Setbacks – proposed accessory structure setbacks to be the same as principal building.
3. Private garages
4. Revision of 3.27 Table – the table is complex and difficult to interpret. Jackson suggested revisions to the chart that now reflects the size of the lot to the size of the structure.
5. Detached accessory structure – exempt from calculations, subject to setback requirements.
6. Fences in front yard – allowance of decorative fences up to 3’ tall. This would impact sections 3.12 and 3.15.
7. Minimum lots within R2 –

Jackson will make adjustments to his recommendations based on discussions and will report back next month.

Joy Krueger addressed the commission and concerns with proposed changes to the ordinance, asked for clarification on some issues.

Bellor suggested the Board, Planning Commission and ZBA meet together in the near future to discuss proposed changes to the Ordinance; All Planning Commission members agreed this would be a good idea.

**Communications**

**Bellor acknowledged receipt of Communications.**

**Motion by Schweitzer supported by Walsh to adjourn.**

**Motion carried.**

Meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Connie Schweitzer  
Secretary  
CS/djp