

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
September 7, 2021

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

The Pledge of Allegiance was recited by all present.

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

Members absent: None

Also present: R. Sheppard, Attorney, J. Jackson, Planner, S. Pike, Treasurer

Motion by Campbell, supported by Schweitzer to adopt the agenda with the addition of DDA discussion under Communications.

Motion carried

Public Input

Chairman Bellor opened and closed public comment at 7:04 pm with no one present, wishing to speak.

Items for Consideration

09-100-028-100-010-01

5496 Fraser Road

Scott & Jana Rezmer

Accessory Building Waiver/Split of previous agricultural buildings

Sheppard provided input regarding the request. The parcel with the current revision, is still shy of the one-acre requirement. The right of way does not count toward total acreage.

Jackson gave his review of the request from a letter dated September 1, 2021. He has no objections to approving this request based on the information provided.

Motion by Campbell, supported by Walsh to approve the waiver.

Roll call vote:

Yes: Bellor, Schweitzer, Campbell, Rosenbrock, Walsh, Meier, Shabluk

No: None

Absent: None

Motion carried

REPORTS-UNFINISHED BUSINESS

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 additional information regarding proposed amendments (memo dated 9/1/21)

- a. Definitions – Clarified definitions of accessory building, building, structure, yard
- b. Accessory structure – updated chart, removed language from Conditions section of chart. This chart applies to detached accessory buildings only. Jackson also provided data on the number of lots in the township that are impacted by these chart/regulations (one-acre or less). Rosenbrock commented on rear/side yard setbacks, drainage issues; Jackson responded. Discussion among members; DeGrow added information regarding drainage, including challenges in enforcing drainage issues and proving which owner is responsible for drainage problems.
- c. Fences – Jackson provided information from other townships, made recommendation to allow 1 decorative fence up to 3' tall (memo)
- d. Side yard encroachments/rear yard encroachments –

Bellor questioned Jackson about storage containers. They should have limited use and the length of time they are allowed on a property.

Communications

DDA Overview

Schweitzer gave an overview of the DDA.

Pike, Treasurer, provided additional information regarding financing of the DDA.

Sheppard also provided information – question by Jackson regarding expanding the DDA district and collecting funds.

Bellor stated that if there is anything the Planning Commission can do to assist the DDA in projects/future developments, to let the Commission know.

Bellor discussed the SK Siltron project and the email received by the Supervisor on September 2, 2021.

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

Meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp