

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
October 5, 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, James Gorenflo-Planner, G. Brandt-Trustee, T. McCulloch-Trustee, D. DeGrow-Building Inspector

Motion by Shabluk, supported by Campbell to adopt the agenda with the addition of discussing Steih Park and shipping/storage containers.

Motion carried

Motion by Meier supported by Campbell to approve the minutes of the September 28, 2021 regular meeting.

Motion carried

Public Input

Chairman Bellor opened public comment at 7:06 pm

Gary Brandt asked to address each proposed amendment to Ordinance 67 independently rather than as a whole. There was no opposition to this.

Lowell Horneber stated his interest in the possible amendments to Ordinance 67.

Sheppard provided comment regarding the proposed changes to setbacks.

Public input closed at 7:14 pm

Unfinished Business

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

1. **Accessory building waivers**-Jackson provided input regarding the current language of the ordinance, discussions with DeGrow and what is typically allowed in the setback area. His suggestion is to change the definition of “yard” and 16” vs 30” above grade. Deck/patio could be built right up to the edge of the property line under this revised definition. DeGrow questioned the difference between deck and patio and the need to define each. Jackson responded that the issue has to do with height, not the material it is constructed out of.
2. **Encroachments**-Jackson provided input regarding encroachments to the side/rear yards (section 3.29) regarding terrace, steps, uncovered porches, etc., less than 18” in height. DeGrow suggested taking this to 16” or less. Meier offered input

regarding building code and simply following that. Grade also needs to be redefined

- 3. Updated chart regarding accessory building conditions-**Jackson provided an updated chart. Rosenbrock questioned the maximum allowable size up to a lot size of 14, 999 square feet, felt this is too large for the lot size. Joy Krueger and Gary Brandt provided input regarding the recommended side wall and peak sizes in the first 2 row of the proposed chart. Much discussion ensued among members and attendees. Jackson stated that we may need to seek public input regarding accessory building sizes and recommends taking a step back and reevaluating size. Sheppard suggested taking this to the Board for input before Planning Commission goes any further. DeGrow provided input. Bellor stated he will speak to the Township Supervisor regarding this matter.
- 4. Shipping/Storage containers-**Jackson discussed the materials he gathered regarding what other Townships/Cities are doing with regard to containers. He recommended a 90-day maximum allowance.

Meier spoke of Steih Park and the potential improvements to the park. He asked if the Township has ever investigated purchasing the old school (currently a Church) to possibly expand the park.

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

Meeting was adjourned at 8:56 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp