

CHARTER TOWNSHIP OF MONITOR
SPECIAL JOINT MEETING
November 2, 2021

The meeting was called to order by Supervisor Terry Spencer at 7:22 p.m.

The Pledge of Allegiance was recited by all present.

Members present: R. Sheppard, Attorney, J. Jackson, Planner, Jamie Gorenflo, Planner, David Rochow, Zoning Official, Fire Chief John Kramer, Dave DeGrow, Building Inspector, **Trustees:** T. Spencer, L. Ferguson, S. Pike, G. Brandt, R. Walsh, T. McCulloch, E. Arnold, **ZBA Members:** J. Horen, A. Lyday, J. Krueger, G. Brandt, D. Zube, **Planning Commission Members:** J. Bellor, R. Campbell, A. Shabluk, B. Walsh, J. Meier, C. Schweitzer, E. Rosenbrock

Members absent: None

Motion by Walsh, supported by Schweitzer to adopt the agenda as presented.

Motion carried

Public Input

Supervisor Spencer opened public comment at 7:23 pm

Resident, Horneber, addressed the group regarding set back discussions that will be addressed, specifically rear yard encroachments.

Resident, H. Miller, addressed the group, in favor of the proposed changes to the ordinance regarding the size of accessory buildings.

Resident, N. Ross, addressed the group, in favor of allowing accessory buildings that will let property owners protect their investments in recreational items.

Public input closed at 7:26 pm

Bellor asked Jackson to introduce new planner to the group, Jackson introduced Gorenflo, his background, etc.

Unfinished Business

Accessory Building Use

- a. **Use** – Jackson gave a review of building uses, per memo dated 9/1/21. Brandt questioned the size of accessory buildings allowed with the revision; Jackson responded. No input from PC or Board.
- b. **Building** – Jackson provided comments regarding what is a building and structure, clarified language in proposal. No comments from ZBA, PC or Board
- c. **Structure** – Jackson also commented on what qualifies as a structure, clarification of language in proposal. No comments from ZBA, PC or Board

- d. Yard** – Jackson addressed side yard setbacks, setbacks regarding yard and accessory buildings. Why are there different setbacks for house and accessory building. Suggest having same set back requirements for house and accessory building. Drainage policy should apply to house and accessory building.

Horen commented regarding side wall size and issues with setbacks on accessory buildings.

Krueger commented on lot sizes, size of accessory building and set back requirements. Feels the current requirements are satisfactory. Shabluk asked about accessory buildings closer than 15 feet to property line, could this be reduced with proper drainage?

Krueger commented about fire protection if setbacks were reduced; safety issue. Rosenbrock commented that the setback should be determined by the height of the building.

Arnold commented about if someone planted landscaping with smaller setbacks and the problems that could be causes.

Rear yard setbacks – Jackson commented on current setbacks in rear yard, proposed reducing this. Krueger provided comments. Bigger buildings are not having larger setbacks which could be of concern.

DeGrow commented on eaves troughs on accessory buildings and not a requirement of the code, but in our ordinance. Commented on building code and fire protection requirements.

- e. Size** – Jackson explained the proposed changes to lots and accessory buildings (chart).

Brandt commented on proposed changes to an acre lot.

Krueger, McCulloch and Rosenbrock commented about large buildings being placed too close to the property line.

Arnold questioned Jackson about separating lots from property (special use permit when farms are sold and split off).

Bellor commented on subdivisions and the covenants that pertain and restrict accessory buildings.

Sheppard commented, not all subdivisions have the same lot sizes.

Arnold questioned subdivision covenants and enforcement.

Sheppard replied that the subdivision is responsible for enforcement, not the township.

Brandt questioned proposed side wall and peak allowances; Bellor replied.

DeGrow provided input on requested variances over the last 5 years.

Brandt commented on this being a zoned community and that the residents want zoning that provides some protection.

Sheppard commented on the need for public input/election of changes, per statute.

Meier commented on the number of buildings that would be allowed as long as the square footage is not exceeded.

Sheppard commented regarding footnote 4.

Jackson commented about the Planning Commission dealing with special use waiver with accessory buildings. Should be addressed thru the ZBA.

Fences in front yard – Jackson provided input regarding proposed fencing requirements along with comparisons to other communities.

Horen questioned the height allowed for fences, Sheppard replied that fence height is 6'.

Krueger questioned clear vision corners/setbacks. Bellor commented about a resident that planted shrubs as barrier when fencing was not allowed. Residents will find a way to get around restrictions to what they want to do.

Side yard encroachments – Jackson provided comment regarding encroachments and provisions already in place. Could we allow an unenclosed structure to extend into the yard? This was brought up to the ZBA.

Horen commented regarding the request that came before the ZBA. Sheppard commented about three season rooms and if this would qualify.

Shipping Containers – Jackson provided information on other communities regarding shipping containers and what is allowed. Recommends allowing 90 days subject to requirements in memo dated 9/28/21.

Arnold asked if the shipping containers could be defined; could see someone placing a pitched roof over a shipping container and therefore becoming and being used for an accessory building.

Bellor commented that we should not be allowing shipping containers because they tend to be unnecessarily used for extended periods. There is a practical use for them but they should be restricted.

Meier agreed, however, farmers use them for chemical storage and this should be taken into consideration.

Sheppard commented regarding department of ag.

DeGrow asked for direction regarding container houses. He sees this as an upcoming request by residents.

Sheppard mentioned the use of dumpsters; another area of concern.

Spencer thanked everyone for their participation tonight. There is a need to update the Master Plan and this should be on the Planning Commission agenda soon.

DeGrow gave an update on SK Siltron. He had a meeting with them today and things are moving along. Should have updated drawings by Thursday, 11/4/2021.

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

Meeting was adjourned at 8:57 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp