

CHARTER TOWNSHIP OF MONITOR
PLANNING COMMISSION MEETING
February 6, 2024

The meeting was called to order by Chairman Jim Bellor at 6pm.

The Pledge of Allegiance of the United States of America was recited by all present.

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

Members absent: E. Rosenbrock (excused)

Also present: R. Sheppard, Attorney, J. Stewart, Spicer Group, D. Scherzer, Spicer
Group

Motion by Shabluk , supported by Schweitzer to adopt the agenda as presented with the addition of letter from R. Sheppard and water run-off.

Motion unanimously carried.

Motion by Walsh supported by Campbell to approve the minutes of the regular January 9, 2024, meeting.

Motion unanimously carried.

Public Input

Chairman Bellor opened public comment at 6:01 pm.

Mr. & Mrs. Folsom addressed the planning commission with questions regarding the property at 1699 Midland Road. They expressed an interest in purchasing that property, renting the house, and opening a business at the former veterinary clinic location. The zoning of the property and intent for future changes were questioned by the Folsum's.

Sheppard responded.

J. Stewart commented on the Master Plan and timeline for the proposed changes and approval of the plan.

T. Spencer, Supervisor provided updates to the conference room project. Spencer also discussed the zoning changes for solar energy and wind energy across Michigan and petitions that will be circulated to address concerns. The goal will be to restore local control of zoning regulations.

Bellor closed public input at 6:15 pm.

REPORTS

Barbed Wire-R. Sheppard

Sheppard discussed areas where barbed wire is acceptable and areas where we may consider barbed wire. residential? The consensus was no. commercial areas? The consensus was yes, with a special use request.

Sheppard asked the planner to draft language regarding barbed wire use for commercial areas.

Walsh asked if the planning commission had any jurisdiction regarding what takes place at the Armory facility?

Sheppard responded, “No”

Proposed Ordinance Amendment draft of section 3.20 (j)

Authority of the building official to approve site plan changes. Site plan review for commercial and industrial buildings-should they require an engineered plan, regardless of the number of parking spaces?

D. Scherzer commented and recommended leaving the process as it currently stands.

Shabluk agreed with Scherzer.

Members were in unanimous agreement to keep the process as it currently stands.

Deficiencies/Conflicts in Sign Ordinance

Sheppard discussed the conflicts in the sign section of the ordinance, and the need for consistency.

Bellor recommends a minimum of eight-foot height with a thirty-foot maximum height.

Meier suggested fifteen foot minimum height.

Discussion continued among the members.

Sheppard also recommended that the planners review the section on signage (section 15) and present options/recommendations to the planning commission.

Water run-off concerns

Discussion among the members of who is responsible to ensure that neighboring properties are protected from run-off.

Sheppard commented on sections 3.17 & 3.18.

Bellor suggested section 3.17 & 3.18 from ordinance 67, be attached to building permits that are issued, so the contractor/owner are aware of township requirements.

Meier questioned if drainage could be reviewed/approved during the inspection process.

Scherzer agreed with Bellor and provided comment.

Members unanimously agreed to have the building department attach section 3.17 & 3.18 of ordinance 67 to every building permit.

Master Plan

Stewart talked about the handout, Bay County Parks and Recreation Plan which is currently under review.

Stewart also handed out updated documents for the Master Plan

Discussion continued among the members.

Stewart said she will present a future land use map next month for discussion purposes.

Stewart also discussed the handout, Goals, and Objectives. She asked the members to review before the next meeting, and any questions they have will be addressed at the next meeting.

Communications

Schweitzer acknowledged receipt of Communications.

Motion by Walsh supported by Campbell to adjourn.

Motion carried.

Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Connie Schweitzer
Secretary
CS/djp