

CHARTER TOWNSHIP OF MONITOR  
PLANNING COMMISSION MEETING  
July 2, 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, J. Meier,  
C. Schweitzer

Members absent: B. Walsh (excused) E Rosenbrock (excused)

Also present: C. Hewitt Attorney, D. Scherzer & C. Todd Spicer

**Motion by Shabluk, supported by Schweitzer to adopt the agenda as presented.  
Motion unanimously carried.**

**Motion by Campbell supported by Shabluk to approve the minutes of June 4, 2024, as corrected.  
Motion unanimously carried.**

**Public Input**

Chairman Bellor opened and closed public comment at 6:06 pm. with no one present wishing to speak.

**Discussions:**

1. Interpretation of structures vs buildings. DeGrow commented on concerns raised by the Zoning Administrator. Scherzer also provided comments regarding the current language in Section 2.19. Section 2.93 may need to be revised. Schweitzer provided information that was presented to the ZBA in April from Mr. Rochow. Discussion ensued among members regarding structures vs buildings. Hewitt provided commentary regarding this as well. Setback requirements for structures and buildings are addressed in the current zoning ordinance. Bellor asked Scherzer to present proposed language changes to Section 2.93 at our next meeting.
2. Interpretation of Section 3.27(m) of Code Enforcement Official. After discussion, the Code Enforcement Official can be the Zoning Administrator as per section 17.01.
3. Chapter 15: Signs. DeGrow suggested reviewing other township ordinances regarding the number of years to bring signage into conforming status. Scherzer suggested we discuss this with Sheppard as we consider proposed language. Campbell recommended that we table this discussion until we can obtain input from Sheppard. **Motion** by Bellor, supported by Meier to table the discussion until next month; **motion unanimously carried.**

Bellor commented on communications from A. Miller. Engineering work still needs to be done on this project. Discussion ensued regarding the requested Reinhardt rezoning request and issues with the project.

Shabluk questioned DeGrow regarding the storage building sales on Wilder and 3 Mile Roads; DeGrow commented. This is still in violation of our ordinances and needs to be addressed. Schweitzer questioned the building in Kawkawlin (the former grocery store) and if it is zoned for living spaces; DeGrow responded.

Scherzer commented on the township Developmental Manual. Bellor asked Scherzer to present updated language to this document at the next meeting.

**Motion** by Schweitzer, supported by Meier to adjourn the meeting; **motion unanimously carried.** Meeting adjourned at 7:19 pm.

Respectfully submitted,

Connie Schweitzer  
Secretary  
S/djp