

MINUTES

Monterey Township Planning Commission

Monday, November 14, 2022, at 7:00 PM

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Call to Order: Meeting was called to order at 7:00 PM by Earl Collier

Roll Call: Burton Brenner, Brenda Mays, Jerry Williams, And Earl Collier present. (Scott Boeve Absent) Also present, Henry Reinart and Jason Derry of PCI.

Approve Agenda: Burton Brenner made a motion to approve the agenda. Jerry Williams seconded and all were in favor. Motion Carried.

Approve Minutes: Motion was made by Brenda Mays to approve the minutes from September 12, 2022. Burton Brenner seconded, and all were in favor. Motion Carried.

Rezoning Request: Property Addressed as 2730 136th Avenue, also known as Parcel Number 03-16-002-015-10. Michael Ross, property owner request to rezone from R-2 to C-1.

Michael Ross explained his reason for his request was to add more parking for his store. The parcel of ground is a small piece of property that is attached to the store property that is already C-1. The majority of the property around this property is R-2 but used as commercial with SUP. Brenda Mays made a motion to open for public hearing at 7:08. Burton Brenner seconded and all were in favor, Motion Carried. With no public comment at 7:09 Jerry Williams made a motion to close public hearing. Burton Brenner seconded, and all were in favor. Motion Carried. Jerry Williams made a motion to open discussion of findings of facts. Burton Brenner seconded and all were in favor. Motion Carried. After going through the findings of facts it appeared to be a reasonable request. It was also a possibility with some of the other parcels in the immediate area, being looked at for change in the master plan already. Jerry Williams made a motion to approve this parcel to the board for change from R-1 to C-1. Burton Brenner seconded and all were in favor. Motion Carried.

Master Plan: Jason Derry with PCI discussed the changes to the Master Plan Draft. The goals from the survey results & analysis were added into the Master Plan Draft along with the added changes and corrections to the draft. Jerry Williams made a motion to approve to the township board for approval of the Master Plan Draft. Brenda Mays seconded, and all were in favor. Motion Carried. It was also discussed to possibly move the January 9th meeting to January 23rd for timing purposes for the public hearing.

Solar Panel Ordinance: It was decided to move forward with this ordinance. Land owners in the area were already being approached about solar. Information is being looked into for our next meeting to start to formulate a draft.

Round Table: Earl Collier made a motion to open round table discussion. Burton Brenner seconded all were in favor. Motion Carried. Jerry Williams informed the planning Commission on the progress of Broadband in Allegan County. The Broadband Action Group went out for quotes and recommended one of the bids to the County Commissioners. It come up at their November 10th meeting for a vote to accept the bid. They accepted the bid that was submitted from 123.Net. There is still some funding that is required, but Allegan County is in a good position for the grant being applied for. 123.Net is planning to start sometime in 2023 with a completion of entire county in 2025. They are looking at about an eighteen-month program. Burton Brenner made a motion to close round table discussion. Jerry Williams seconded, and all were in favor. Motion Carried.

Public Comment: Earl Collier made a motion to open public comment. Jerry Williams seconded, and all were in favor. Motion carried. With no comment from the public, Burton Brenner made a motion to close public comment. Brenda Mays seconded, and all were in favor. Motion Carried.

Adjourn: Motion was made by Burton Brenner to adjourn. Brenda Mays seconded and all were in favor. Motion carried. Adjourned at 8:03 PM.