

MINUTES

Monterey Township Planning Commission

Monday, July 10th, 2017, at 7:00 PM

Location: Monterey Township Hall

Call to Order: Meeting was called to order at 7:04 by Scott Boeve

Roll Call: Jerry Williams, Scott Boeve, Burton Brenner, Kyle Bockheim, Earl Collier present

Note: (Henry Reinart Monterey Township Supervisor and Lorie Castello from PCI also present)

Approve Agenda: Scott Boeve added sand pit for David Machiela to agenda. Motion made by Kyle Bockheim with added item to approve agenda, Burton Brenner seconded and all were in favor. Motion Carried.

Approve Minutes: Motion made by Kyle Bockheim to approve Minutes from May 8th, 2017
Burton Brenner seconded and all were in favor. Motion Carried.

Special Use Permit – David Machiela Sand Pit:

A request was made by David Machiela to continue his sand pit operation at 3112 136th Ave. A motion was made by Scott Boeve for a preliminary approval with no negatives to continue operations for a period of five years. It was seconded by Jerry Williams with all in favor. Motion carried.

Special Use Permit – Mitch VanTuiten:

Mitch VanTuiten has requested a split off from Diamond Springs Golf Course Parcel # 03-16-006-013-00 for a Single Family Dwelling. After public hearing and comments on fire hazards and road maintenance comment was closed to board discussion. After closing round table

discussion, a motion was made by Jerry Williams, upon formal written agreement from Allegan County Road Commission to maintain road, and to have an easement deeded out for County trucks to be able to turn around on seasonal road to approve SUP. A request by Henry Reinart for inspection by the Salem Fire department to ensure dwelling fire safety with regard to a “fire break” from the State Forest Land was also added. It was seconded by Earl Collier. All were in favor. Motion carried.

Special Use Permit – Douglas and Marilyn Allen:

Douglas and Marilyn Allen have requested to build a Single-Family Dwelling on their property Parcel # 03-16-005-005-00. After public hearing public comment was closed for board discussion. After discussion, a motion was made by Burton Brenner to approve SUP for Single Family Dwelling. It was seconded by Kyle Bockheim with all in favor. Motion carried.

Special Use Permit – Dan Feyen:

Dan Feyen requested to rezone rear portion of his property of Parcel # 03-16-032-002-00 at 3237 125th Ave from Ag to R-1. After board discussion Earl Collier made a motion to recommend moving it to Township Board for approval for R-1 rezone. It was seconded by Kyle Bockheim with all in favor. Motion carried.

Public hearing to amend R2 zoning district Section 7:05 for Lake Front Property:

After discussion, public comment was closed for board to discuss. After discussion Scott Boeve made a motion to recommend moving to board an amendment to Section 7.05 as stated.

B. Side Yard:

1. There shall be total side yards of not less than twenty (20) feet; provided, however, that no yard shall be less than seven (7) feet.
2. Upon lakefront lots which are legally nonconforming and have less than the required width, required side yards may be reduced in equal percentage of the nonconformity, but in no case shall any side yard be less than five (5) feet.

It was seconded by Burton Brenner with all in favor. Motion carried.

Public hearing to amend zoning district Section 10.10 Single Family Dwelling:

After discussion, public comment was closed for board to discuss. After discussion Kyle Bockheim made a motion to recommend moving to board approval of amendment Section 10.10 to Township Board as stated.

In all Zoning Districts, not more than one (1) principal building or use shall be placed on a lot of record, except in the case of multiple family housing developments, or commercial, institutional or industrial developments where the Planning Commission may determine that a group of buildings collectively constitutes a principle use. In addition, agricultural use farm buildings shall collectively be considered to be one principle use. Existing dwellings upon parcels with multiple dwellings at the date of adoption of this section may be replaced and/or rebuilt provided replacement is initiated within one year of demolition of previous structure.

It was seconded by Jerry Williams with all in favor. Motion carried.

Round Table: Henry Reinart passed out brochures for upcoming seminars for planning and zoning for MTA. Members can go if township approves but they need to know by August meeting.

Adjourn: Motion made by Burton Brenner to adjourn. Kyle Bockheim seconded, and all were in favor. Motion carried. Adjourned at 8:22