

MINUTES

Monterey Township Planning Commission

Monday, September 11, 2023, at 7:00 PM

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Call to Order: Meeting was called to order at 7:03 PM by Scott Boeve

Roll Call: Burton Brenner, Brenda Mays, Jerry Williams, Earl Collier and Scott Boeve present.
Also present, Jason Derry of PCI.

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

Approve Minutes: Motion was made by Burton Brenner to approve the minutes from August 14, 2023. Burton Brenner seconded, and all were in favor. Motion Carried.

Worrell/ Keel/ Nusbaum for rezone from A-1 to R-1 at property addressed 3127 127th Avenue, also known as Permanent Parcel 03-16-017-002-00: After reviewing request, Scott Boeve made a motion to open for public comment. Jerry Williams seconded; all were in favor. Motion Carried. After connected parties and other residents expressed their concerns and opposition to the request, and no one was present for the requesting party. Scott made a motion to close public hearing and go to findings of fact. Jerry Williams seconded; all were in favor motion carried. After going through findings of fact, requested land use did not fit with the Monterey Township master Plan for land use. Brenda Mays made a motion to deny request to the Township Board. Jerry Williams seconded; all were in favor. Motion Passed.

Fred Miller SUP to conduct a Mineral Extraction Operation, property addressed 3204 132nd Ave. Also known as Permanent Parcel 03-16-017-002-00: Fred Miller explained what his intentions were. A small hill on northwest side of his property that he currently pastures cattle, he would like to take sand off. His intension would be to take it down to road level put the top soil back over the top and continue to pasture this area in the future. As he stated he would sell the sand to another party. Several neighbors expressed their questions and concerns of impact of his requested operation. As removal and operations were not going to be carried out by direct landowner Jerry Williams made a motion to table to November 13th, 2023 for more information that would normally be required for a commercial pit. Burton Brenner seconded; all were in favor. Motion Carried. The information requested is as follows.

1. Erosion Control
2. Distance from Miller Creek and impact to it.
3. Topographical map.
4. SESC permit approval required or not required.
5. Dirt and dust control methods.
6. Weather the proposed setbacks are adequate.
7. If noise would be a factor to area.
8. Hours of operation.

Public Hearing for Amendment to Zoning Ordinance 12.02 Nonconforming uses of Land: Jason Derry went over the changes made to the Planning Commission. After no questions from board Scott Boeve made a motion to open for public comment. Jerry Williams seconded; all were in favor motion carried. After a few questions and explanations, Scott Boeve made a motion to close public comment. Brenda Mays seconded all were in favor. Motion carried. With no additional comment Earl Collier made a motion to approve to the Township Board amendment to the Ordinance. Scott Boeve seconded all were in favor. Motion carried.

Public Hearing for amendment to Zoning ordinance 5.05 Area Regulations (Of the A-1 District): Jason Derry went over the changes made to the Planning Commission. After no questions from the board Scott Boeve made a motion to open for public comment. Jerry Williams seconded all were in favor. Motion Carried. After a few questions and explanations of why changes were made, Scott Boeve made a motion to close public comment. Burton Brenner seconded; all were in favor. Motion carried. With no additional comment Jerry Williams made a motion to approve to the Township Board amendment to the ordinance. Scott Boeve seconded; all were in favor. Motion carried.

Public Hearing for Amendment Clarification of Lakefront Yards Section 3.02 and 7.05: Jason Derry went over the changes to the contradiction between the two sections to the Planning Commission. After no discussion Scott Boeve made a motion to open for public comment. Jerry Williams seconded; all were in favor. Motion carried. After no questions for public Scott Boeve made a motion to close public comment. Burton Brenner seconded; all were in favor. Motion Carried. After no further discussion Jerry Williams made a motion to approve change to the amendment to the Township Board. Brenda Mays seconded; all were in favor. Motion Carried.

Public Hearing for Solar Panel Ordinance: Jason Derry went over all the changes finalized from the last meeting. With no additional changes required, Scott Boeve made a motion to open for Public Comment. With many questions addressed and answered by Jason Derry and Planning Commission Jerry Williams made a motion to close public comment. Brenda Mays seconded; all were in favor. Motion Carried. With no further additional comment Brenda Mays made a motion to approve to the Township Board our Solar Panel Ordinance. Jerry Williams seconded; four were in favor Earl Collier abstained. Motion Carried.

Round Table: Scott Boeve made a motion to open round table discussion. Jerry Williams seconded all were in favor. Motion Carried. Jerry Williams made a comment that Governor Whitmer was trying to eliminate local authority away regarding Solar Panel Ordinance. He just wanted to make Planning Commission aware is was being discussed at State Level. With no further comments Jerry Williams made a motion to close round table discussion. Scott Boeve seconded, and all were in favor. Motion Carried

Public Comment: Scott Boeve made a motion to open public comment. Jerry Williams seconded; and all were in favor. Motion carried. With no public comment Brenda Mays made a motion to close public comment. Scott Boeve seconded; and all were in favor. Motion Carried.

Adjourn: Motion was made by Burton Brenner to adjourn. Scott Boeve seconded, and all were in favor. Motion carried. Adjourned at 8:48 PM.