

As recommended for **APPROVAL** by the Monterey Township Planning Commission 9/11/2023.

MONTEREY TOWNSHIP, ALLEGAN COUNTY, MICHIGAN
AMENDMENT TO THE MONTEREY TOWNSHIP ZONING ORDINANCE

Ordinance No. 23-04

Adopted: October 2, 2023

Effective: _____

AN ORDINANCE TO AMEND THE MONTEREY TOWNSHIP ZONING ORDINANCE’S SECTION 5.05 TO PERMIT THE CREATION OF PARCELS IN THE A-1 DISTRICT BETWEEN TWO AND TEN ACRES BY SPECIAL USE PERMIT

MONTEREY TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, ORDAINS:

At a regular meeting of the Township Board for the Township of Monterey, Allegan County, Michigan, held at the Township Hall on October 2, 2023, the following amendment to the Monterey Township Zoning Map was offered for adoption by Township Board Member **Williams** and seconded by Township Board Member **Frank**

Yeas: **Reinart, Frank, DeHaan, Williams, Commons.**

Nays:

Motion: Passes Fails Unanimously *(if applicable)*

ARTICLE I. Amend Section 5.05 of the Monterey Township Zoning Ordinance in its entirety to read as follows:

SECTION 5.05 AREA REGULATIONS [OF THE A-1 DISTRICT]

D. “Lot Area –

1. Newly Created Parcels: The minimum required parcel width shall be two hundred (200) feet. The minimum building site or parcel shall be one acre. The maximum building site or parcel area shall be two acres. The maximum parcel size may be increased if the Zoning Administrator finds it accomplishes one of the following purposes:
 - a. To encompass existing farmsteads and related accessory buildings and required setbacks.

- b. To follow natural topography and/or barriers that would make farming impracticable upon the remainder parcel.

The maximum parcel size may also be increased, to no larger than ten (10) acres, if the Planning Commission, through approval of a special use permit, finds it preserves actively farmed or tilled agricultural land by:

- a. Following and including natural topography and/or barriers that would make farming impracticable upon the proposed parcel.
- b. Restricting the location and impact of future proposed uses, improvements, or alterations to be among natural topography and/or barriers that would make farming impracticable at the proposed site.

- 2. Remainder parcels: The minimum lot area shall be not less than three hundred thirty (330) feet in width.”

ARTICLE II. SEVERABILITY:

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain valid and in effect.

ARTICLE III. REPEAL AND EFFECTIVE DATE:

This Ordinance is ordered to take effect the eighth day following publication of notice of its adoption in accordance with the Michigan Public Act 110 of 2006 as amended. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Signed: _____ Date: _____
Henry Reinart
Monterey Township Supervisor

Signed: _____ Date: _____
Megan Frank
Monterey Township Clerk

I, Megan Frank, Clerk of the Township of Monterey, do hereby certify that the above is a true action taken by the Township Board of Trustees on the 2nd day of October, 2023.

Publication date: _____

Effective date: _____