

Monterey Township Planning Commission

Monday, September 10, 2018. 7 p.m.

Monterey Township Hall

1. Meeting called to order at 7 p.m.
2. Attendance: Present- Burton Brenner, Scott Boeve, Jerry Williams, Earl Collier; Absent- Kyle Bockheim.
3. Approval of Agenda- motion by Collier, support by Williams, passed unanimously
4. Approval of minutes for meeting date 7/19/2018- motion by Collier, support by Williams, passed unanimously.
5. Presentation- Supervisor Reinart discussed upcoming meeting 10/15/2018, 7 p.m. at Twp. Hall for 10 year plan for road improvements- 2020-2030 proposals.
6. Public Hearings for amendments to the Monterey Township Zoning Ordinance:
 - a. **Chapter 5- Agricultural District:** Amendments to the following sections:
 - i. Section 5.02- Use Regulations:
 1. Permit Single family dwellings by right in specific circumstances and remain by special use in others.
 2. Permit type 1 home occupations by right
 3. Permit family daycare by right
 4. Permit adult foster care by right
 - ii. Amend Section 5.03 Uses subject to Special Use Permit
 1. Add the following:
 - a. Type II Home Occupations
 - b. Agritourism
 - c. Veterinary Services
 - d. Sawmills
 - e. Commercial Composting
 - f. Airfields/Landing Strips
 - g. Outdoor Recreational facilities excluding gun/rifle ranges and motorized vehicle facilities
 - h. Mini/self storage warehouses and outdoor storage
 - iii. Amend Section 5.05 Area Regulations to:
 1. increase required width on newly created parcels to 200 feet
 2. set minimum and maximum parcel sizes within the AG district
 - iv. Add Section 5.07 “Dividing parcels within the AG district” to increase number of permitted divisions to one per each 20 acres of a parent parcel.

Lori Castello of PCI provided an explanation and recap of proposed amendments.
Chair Boeve opened the public hearing.

Steve Runkel asked how this would affect his plan to sell 48.6 acres to a neighboring parcel and keep a house with five acres for himself. His brother has a house on a split from the parcel. Lori said she would have to look at the specifics but the new ordinance would allow more divisions than the one that has already been used under the existing ordinance.

Chair Boeve closed public hearing and moved to Planning Commission discussion.

**Motion by Williams, Support by Brenner to recommend approval of all listed amendments
Chapter 5 to the Township Board. Passed unanimously.**

- b. Amend Chapter 6, R-1 Rural Estate District, for the following purposes:
 - i. Amend Section 6.02 Use Regulations to permit type 1 home occupations by right
 - ii. Amend Section 6.03 Uses Subject to Special Use Permit for the following purposes:
 - 1. Add the following:
 - a. Type II Home Occupations
 - b. Agritourism
 - c. Veterinary Services
 - d. Mini/self storage warehouses and outdoor storage
 - e. Remove “Other uses the Planning Commission considers compatible with the intent of this District”

Lori Castello of PCI provided an explanation and recap of proposed amendments.

Chair Boeve opened the public hearing. No public comment was given.

Chair Boeve closed public hearing and moved to Planning Commission discussion.

**Motion by Boeve, Support by Brenner to recommend approval of all listed amendments
Chapter 6 to the Township Board. Passed unanimously.**

- c. Amend Chapters 7, 8, and 8A for the following purposes:
 - i. Amend Section 7.02 Use Regulations to permit Type 1 home occupations by right
 - ii. Amend Section 7.03 Uses subject to Special Use Permit to permit Type 2 home occupations by Special Use
 - iii. Amend Section 8.02, Use Regulations (within the R-3 Medium Residential District) to permit Type I home occupations as listed in Section 10.43 of the Monterey Township Zoning Ordinance by right.
 - iv. Amend Section 8A.02, Use Regulations (within the R-4 Mobile Home Park District) to permit Type I home occupations as listed in Section 10.43 of the Monterey Township Zoning Ordinance by right.

Lori Castello of PCI provided an explanation and recap of proposed amendments.

Chair Boeve opened the public hearing. Henry Reinart asked about amending minimum floor sizes in the R-3 to match that of R-2. Lori explained there was no public notice so this would need to be addressed at a later hearing. The Planning Commission agreed they could take that up at the November 12 meeting after proper notice procedures had been followed according to state law.

Chair Boeve closed public hearing and moved to Planning Commission discussion.

**Motion by Collier, Support by Williams to recommend approval of all listed amendments
Chapters 7, 8, and 8A to the Township Board. Passed unanimously.**

- d. Amend Chapter 10 of the Monterey Township Zoning Ordinance for the following purposes:
 - v. Amend Section 10.07 temporary structures to permit the zoning inspector to issue a special temporary use permit for a mobile home for a period of up to one year in the event that a permanent residence is rendered uninhabitable by fire or other natural disaster.
 - vi. Amend Chapter 10.12, Signs, in its entirety to coincide with recent US Supreme Court rulings on signs.
 - vii. Section 10.26, Necessary Temporary Housing to add requirement of ADA ramp.
 - viii. Add Section 10.42, Agritourism
 - ix. Add Section 10.43 Home Occupations to create a two-tier home occupation ordinance and standards thereof

Lori Castello of PCI provided an explanation and recap of proposed amendments.

Chair Boeve opened the public hearing.

Gary Schimmel asked about people living in a pole barn while constructing another house.

Lori responded that this would not qualify as necessary temporary housing as it is defined by the ordinance.

Chair Boeve closed public hearing and moved to Planning Commission discussion.

Discussion had about also changing section 10.26 to require that dwellings under this provision are mobile homes, not apartments or living quarters within accessory buildings. Commissioners agreed this change should also be made and that it would make sense to hold off on changes to 10.26 until the additional changes went through proper notice process.

Motion by Williams, Support by Brenner to recommend approval of all listed amendments of Chapter 10 with the exception of amendments to 10.26 to the Township Board. Passed unanimously.

- e. Amend Section 14.04, Jurisdiction of the Zoning Board of Appeals.

Lori Castello of PCI provided an explanation and recap of proposed amendment.

Chair Boeve opened the public hearing. No public comment was given.

Chair Boeve closed public hearing and moved to Planning Commission discussion.

Motion by Williams, Support by Brenner to recommend approval of amendment of Chapter 14.04 to the Township Board. Passed unanimously.

- f. A rezoning of the property located at 2463 36th Street, also known as Permanent Parcel Number 03-16-031-027-10 from C-1 (conditional) to R-1 Residential. This rezoning is a reversion of a conditional zoning amendment due to lack of activity.

Lori Castello of PCI stated that proper notice had not been mailed out to all property owners within 300' as required by the Michigan Zoning Enabling Act of 2006. Due to the procedural error the public hearing would be required to be postponed until proper notice could be given.

Motion by Collier Support by Brenner to recommend postponement of the public hearing for this agenda item until the next meeting to be held on Monday, November 12, 2018 at Monterey Township Hall, 7 p.m. Passed unanimously.

7. **Round Table:** Discussion was held regarding outstanding amendments still to be considered in the upcoming meetings:
 - a. **Gravel Mining/Soil Removal-** upgrading standards.
 - b. **R2/R3 Floor areas-** amending R-3 to be same as or smaller than R-2- currently larger, which does not make sense with higher density.
 - c. **Necessary Temporary Housing-** additional changes should be made to Chapter 10.26 to clearly only permit mobile homes as necessary temp housing instead of allowing it in a mobile home or in an accessory structure.
 - d. **Lyford Property-** conditional rezone to be reverted- will be held at November meeting.
8. **Public Comment:** None presented.
9. **Adjournment:** Motion by Brenner, support by Williams, passed unanimously at 9:20 p.m.