
COUNTY OF ALLEGAN

PLANNING COMMISSION



TOM VOGELER, Chairman
3283 – 122nd Avenue, County Services Building
Allegan, Michigan 49010-1350
email: ptvbucky@aol.com

MINUTES

Meeting Date: March 10, 2008
Meeting Time: 1:30 P.M.
Location: County Services Complex at Dumont Lake
Human Services Building, Spartan Room

1. Call to Order.

The regular monthly meeting of the Allegan County Planning Commission was called to order by Chairman Tom Vogeler, at 1:30 P.M.

2. Roll Call.

Members present: Dawn Buist, John Bouterse, Terry Burns, Ken Pardee, Kelle Tobolic, Tom Vogeler, and Marv Voss.

Members excused absent: Judy Graff, Rich Haugh, and Maury Stahl,

Members absent: Fritz Spreitzer

Also present were, Sandra Lauer, Recording Secretary, Valdis Kalnins, LIS Director, Bill Hinz, Health Department, and James Stein, Wayland Township.

3. Approval of Agenda.

Burns requested that (8b.) be deleted from the agenda since Tobolic and Buist were sworn in before the meeting. Pardee requested that one item be added to the agenda to take the place of (8b.), Recommendation from the Board of Commissioners for Kelle Tobolic. Motion by Voss, seconded by Pardee to approve the agenda as amended. Motion carried unanimously.

4. Approval of Meeting Minutes from January 14, 2008 and February 11, 2008.

Motion by Bouterse, seconded by Pardee to approve the minutes from January 14, 2008. Motion carried unanimously. Motion by Pardee, seconded by Burns to approve the minutes from February 11, 2008. Motion carried unanimously.

5. Approval of Expenditures as of March 3, 2008.

Motion by Pardee, seconded by Voss to approve the expenditures. Motion carried unanimously.

6. Public Participation.

None.

7. Discussion and Presentation Items:

None.

8. Commission Business:

a. Reimbursement for attendance to non-Planning Commission committees.

Voss stated that Haugh was approved to attend the M89/M40 Corridor Committee and is a member. This is the only non-Planning Commission committee that has been approved for attendance.

b. Recommendation from the Board of Commissioners for Kelle Tobolic.

Pardee stated that since there was no quorum in February, the Planning Commission did not give its recommendation to the Board of Commissioners on Tobolic. Typically, the Planning Commission makes a

recommendation and then the Board of Commissioners elects a person. Pardee would like to make an amendment to the bylaws that any election of a citizen member must come by recommendation of the Planning Commission first. Motion by Voss, seconded by Bouterse to have the Works Committee take over this task.

c. Description of officer duties.

The Works Committee will be responsible for this task. Bouterse was appointed to the Works Committee.

d. Description of subcommittee duties.

The Executive committee will be responsible for this task.

e. Final approval of revisions to bylaws as recommended by the Board of Commissioners

The Works committee will be responsible for this task and will incorporate into the bylaws.

f. Amendment to the bylaws:

i. There is a discrepancy in the bylaws for the following sections:

- ARTICLE IV – OFFICERS, Section 2. A chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The vice-chairperson shall act in the capacity of the chairperson and shall succeed to the office of chairperson in the event of a vacancy in that office, in which case the Allegan County Planning Commission shall select a successor to the office of vice-chairperson at the earliest practicable time.
- ARTICLE VI – ELECTION OF OFFICERS, Section 2. Any vacancy created in the offices of the Chairperson or Vice-Chairperson shall be filled by election of the Allegan County Planning Commission and any vacancy in the office of Secretary shall be filled by appointment by the Allegan County Planning Commission.

Recommendation: ARTICLE VI – ELECTION OF OFFICERS, Section 2. Any vacancy created in the office of Vice-Chairperson shall be filled by election of the Allegan County Planning Commission and any vacancy in the office of Secretary and/or Treasurer shall be filled by appointment by the Allegan County Planning Commission. Motion by Burns, seconded by Tobolic to approve the amendment to the bylaws. Motion carried unanimously.

ii. Revision to bylaws:

- ARTICLE VIII – RULES, Section 1. A quorum consists of six (6) members and an affirmative vote of a majority present at the duly constituted meeting shall be necessary to pass any motion or resolution.

It was decided to keep this in the bylaws as is.

iii. Addition to bylaws:

- Only the Chairman shall be permitted to cancel a meeting due to lack of quorum. The cancellation of a meeting must abide by guidelines of the Open Meetings Act. The Works Committee will take this over.
- Excused absences. All Planning Commissioners must send an email to the Chairman and copy the Recording Secretary if they will be absent. Motion by Burns, seconded by Buis to approve this procedure. Motion carried unanimously.

9. Continuing Education:

a. Helping Communities Protect Water Resources Workshop

- \$95 per person; \$75 for MCP's.
- Registration deadline: March 13, 2008
- Includes lunch and resource material.

- March 27, 2008
- Grand Rapids, Michigan

Vogeler requested approval to attend. Motion by Voss, seconded by Pardee for approval to attend the workshop. Motion carried unanimously.

10. Communications:

None.

11. Final Actions Received:

- Otsego Township – Enacted Zoning Ordinance amendments to Art. 3, 7, 8, 9, 13, 23, 24.

12. Received for Notice:

None.

13. Received for Information:

- M-40/M-89 Corridor Committee Draft Minutes, October 30, 2007
- M-40/M-89 Corridor Committee Agenda, January 29, 2008
- Gun Plain Township - Notice of Intent to Update Master Land Use Plan, January 31, 2008
- Board of Commissioners elect Kelle Tobolic, February 14, 2008
- Board of Commissioners elect Dawn Buist, February 14, 2008
- Announcement of Coastal and Estuarine Land Acquisition Funding Opportunities

14. Received for Review:

None.

15. Gun Plain Township Rezoning Request – Vogeler

Change zoning from AG to R-3 conditional (contract) for Parcel Number 08-021-010-10. Denied by the Township Planning Commission on January 16, 2008. Does not comply with the Township Master Plan.

Reasons for action taken:

- Even though conditional for single family use only and elimination of a non-conforming use, the commission indicated this to be spot zoning and would not be compatible.

Ayes 6; Nays 0; Absent 1; Abstaining 0

A motion by Vogeler, seconded by Pardee to approve the action of the township planning commission passed by a unanimous vote.

16. Gun Plain Township Rezoning Request – Vogeler

Change zoning from AG to R-2 (low density residential) for Parcel Number 08-034-012-00. Approved by the Township Planning Commission on February 20, 2008. Complies with the Township Master Plan.

Reasons for action taken:

- Compatible with land use.
- Compatible with existing uses in the area.
- Requested zoning classification is appropriate.

Ayes 6; Nays 0; Absent 1; Abstaining 0

A motion by Vogeler, seconded by Voss to approve the action of the township planning commission passed by a unanimous vote.

17. Salem Township Zoning Ordinance Amendment – Bouterse

An ordinance to amend the Salem Township Zoning Ordinance for the purposes of redefining the purpose and intent, uses permitted and special land uses permit, area regulations, site development and operational standards and building material standards of the C-1 general business district and I-1 light industrial district; to modify the parking requirements for certain land uses; to enact street access and landscape and screening standards applicable to commercial, industrial and certain other uses and developments and various other changes. Approved by the

Township Planning Commission on February 7, 2008.

Reasons for action taken:

- Redefine purpose and intent of various items in C-1 and I-1.
- Modify parking requirements.
- Street access/landscape and various other changes.

Ayes 7; Nays 0; Absent 0; Abstaining 0

18. Salem Township Zoning Ordinance Amendment – Bouterse

An ordinance to amend the Salem Township Zoning Ordinance for the purposes of conforming to the Michigan Zoning Enabling Act, including publication and delivery of notice of public hearings, elimination of references to the Rural Township Zoning Act, and various other changes. Approved by the Township Planning Commission on February 7, 2008.

Reasons for action taken:

- Conforming to the Michigan Zoning Enabling Act 2008.02 for publication and delivery of notices of public hearings and various other changes.

Ayes 7; Nays 0; Absent 0; Abstaining 0

A motion by Bouterse, seconded by Pardee to approve the action of the township planning commission for items 16 and 17 passed by a unanimous vote.

Standing Committee Reports:

19. L.I.S. – Valdis Kalnins, Director

A contractor for the FEMA flood map work has been selected. Will present more at the March 31 Workshop. Also, he has been given permission to hire a GIS Analyst.

20. Growth Management Plan Committee – Vogeler

a. Update on budget proposal – Kalnins

Requested that the Planning Commission either formally adopt at this meeting or the next. If possible, would like to distribute electronically to save money, but would have to receive permission from the local units. A motion by Burns, seconded by Pardee to formally adopt the budget proposal passed by a unanimous vote. The notice of intent will be approved by at next month's meeting.

21. Work Program Committee – Pardee

Will start meeting again in April following the Planning Commission Meeting.

22. Dept. of Public Works – Rininger

Not present. No Report.

23. Parks Commission / Recreation & Tourism – Spreitzer

Not present. No report.

24. Region 8 – Burns

Next meeting is March 21.

25. Resource Recovery – Hinz

The county passed an ordinance regarding the ban on phosphorous fertilizer. This goes into effect in 2009. It will be challenging working with fertilizer suppliers outside of the County where phosphorous is not banned.

26. Board of Commissioners – Burns, Spreitzer

At the end of January they had a workshop at the Felt Mansion in Laketown Township. The Commission on Aging will have a new director. Request for bids will be going out in the next few months for services.

27. Education – Vacant

28. Discussion and Presentation Items:

None.

29. Public Participation:

None.

30. Round Table:

Pardee attended the free Low Impact Development Workshop held March 4, 2008.

31. Adjournment:

Motion by Voss, seconded by Burns to adjourn the meeting at 3:40 P.M. Motion carried unanimously. The next regular meeting of the Allegan County Planning Commission will be held on **Monday, April 14, 2008 at 1:30 P.M.**, in the Human Services Building, County Services Complex, 3255 – 122nd Avenue, Allegan, Michigan.

Minutes submitted by Sandra Lauer, Economic Development and Planning Assistant and Recording Secretary for the Allegan County Planning Commission.