
COUNTY OF ALLEGAN

PLANNING COMMISSION



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

AGENDA

Meeting Date: April 14, 2008
Meeting Time: 1:30 P.M.
Location: County Services Complex at Dumont Lake
Human Services Building, Spartan Room

1. Call to Order.
2. Roll Call.
3. Approval of Agenda.
4. Approval of Meeting Minutes from April 14, 2008.
5. Approval of Expenditures as of April 8, 2008.
6. Public Participation.
7. Discussion and Presentation Items:
8. Commission Business:
 - a. Amendments to the bylaws
9. Continuing Education:
 - a. Michigan Planning Enabling Act & the Updated Michigan Zoning Enabling Act
 - \$115 per person; \$105 per person for MCP's; \$100 per person for a group of 4 or more
 - Registration deadline: Grand Rapids, May 25, 2008; Kalamazoo, May 31
 - Grand Rapids, Michigan, June 4, 2008; Kalamazoo, Michigan, June 10, 2008
 - b. 2008 Citizen Planner Advanced Academy
 - Full Package (2 days/All Events) – \$210 per person; \$190 per person for MCP's
 - Two-Day Package (Conference & Bus Tour Only) – \$160 per person; \$140 per person for MCP's
 - One-Day Package (Conference Only) – \$110 per person; \$95 per person for MCP's
 - Bus Tour Only - \$65 per person; \$50 per person for MCP's
 - MEA Workshop Only - \$75 per person; \$55 per person for MCP's
 - Registration deadline: June 11, 2008
 - East Lansing, Michigan
 - c. Helping Communities Protect Water Resources Workshop, Attendee Report – Vogeler
10. Communications:
11. Final Actions Received:
12. Received for Notice:
13. Received for Information:
 - a. Notice of Intent to Update Master Plan, Watson Township
 - b. Household FIDS Project Letter, November 12, 2007

14. Received for Review:

15. Ganges Township Rezoning Request – Graff

Change zoning from Residential/Agricultural to Commercial for Parcel Number 07-005-003-00, 6810 124th Avenue (M-89). Denied by the Township Planning Commission on March 25, 2008.

Reasons for action taken:

- Does not comply with the Township Master Plan.
- The Master Plan states that commercial development at freeway interchanges should be limited until such time as municipal water and sewer is available.
- The parcel's water well is contaminated with trichloroethylene, and the Master Plan states that ground water protection measures should be taken in the general commercial district, including the consideration of an overlay district.

Ayes 5; Nays 2; Absent 0; Abstaining 0

16. Leighton Township Rezoning Request – Tobolic

Change zoning from C2 (General Commercial) to R2 (Low Density Residential) for Parcel Number 13-031-055-00. Approved by the Township Planning Commission on March 12, 2008. Does comply with the Township Master Plan.

Reasons for action taken:

- The request is not materially inconsistent with the Master Plan based on the fact the use exists and the area is attached to the areas planned for residential.
- The residential use on the relatively large lot is long standing and has not proven to be incompatible with surrounding business uses. Rezoning back to commercial will not be precluded in the future should circumstances dictate.
- No public services or utilities will be impacted with this change.
- The R2 zone would be equally or better suited given that residential use is also adjacent. Also, the residential use will be conforming and no material change from the status quo is anticipated.

Ayes 4; Nays 0; Absent 3; Abstaining 0

17. Wayland Township Zoning Ordinance Amendment – Tobolic

An ordinance to amend the zoning ordinance by amending section 2.69, the Definition of Recreational Vehicle or Unit, amending section 3.25, House Trailers and Recreational Vehicles, amending section 17.3, Special Uses in the RR Zone, and amending section 3.7, Temporary Dwellings and Structures. Approved by the Township Planning Commission on March 25, 2008.

Reasons for action taken:

- To better control the length of time people try to live in a Recreational Vehicle.
- To help lake homeowners prevent temporary dwellings and house trailers from becoming permanent and destroying the value and integrity of the community.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Standing Committee Reports:

18. L.I.S. – Valdis Kalnins, Director

19. Growth Management Plan Committee – Vogeler

- c. Update on proposal summary - Kalnins

20. Work Program Committee – Pardee

21. Dept. of Public Works – Rininger

22. Parks Commission / Recreation & Tourism – Spreitzer

23. Region 8 – Burns

24. Resource Recovery – Hinz

25. Board of Commissioners – Burns, Spreitzer

26. Education – Buist

27. Discussion and Presentation Items:

28. Public Participation:

29. Round Table:

30. Adjournment:

The next regular meeting of the Allegan County Planning Commission will be held on **Monday, May 12, 2008 at 1:30 P.M.** in the Human Services Building, County Services Complex, 3255 – 122nd Avenue, Allegan, Michigan.