
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: June 9, 2008
Meeting Time: 1:30 P.M.
Location: County Services Complex at Dumont Lake
Human Services Building, Karl Zimmerman 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: John Bouterse, Dawn Buist, Terry Burns, Judy Graff, Ken Pardee, Fritz Spreitzer, Kelle Tobolic, Tom Vogeler, and Marv Voss.

Excused Absent: Rich Haugh, Maury Stahl.

Also present were, Sandra Lauer, Recording Secretary, Valdis Kalnins, LIS Director, Bill Hinz, Health Department, Tom Forshee, Clyde Township.

3. Approval of Agenda.

Vogeler added three items to the agenda: Election of Officers (7a.), Ability to Conference Call (7b.), and FOIA Request, Efrain Sandoval (13a.). Motion by Spreitzer, seconded by Pardee to approve the agenda as amended. Motion carried unanimously.

4. Approval of Meeting Minutes from May 12, 2008.

Motion by Burns, seconded by Bouterse to approve the minutes. Motion carried unanimously.

5. Approval of Expenditures as of June 2, 2008.

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

6. Public Participation.

None.

7. Discussion and Presentation Items:

a. Election of Officers

Chairperson: Graff nominated Vogeler. Vogeler declined. Motion by Burns, seconded by Voss to nominate Graff. Graff respectfully declined. Burns nominated Pardee. Pardee declined. Motion by Buist, seconded by Spreitzer to nominate Tobolic. Motion carried unanimously. Motion by Spreitzer, seconded by Pardee to nominate Stahl. Motion carried unanimously. Tobolic received 5 votes and Stahl received 4 votes. Vice-Chairperson: Motion by Spreitzer, seconded by Graff to nominate Buist. Motion carried unanimously. Treasurer: Motion by Graff, seconded by Pardee to nominate Voss. Motion carried unanimously. Secretary: Motion by Buist, seconded by Pardee to nominate Haugh. Motion carried unanimously.

b. Ability to Conference Call

Graff expressed interest in having the capabilities for teleconferencing due to poor driving conditions in the winter. Vogeler will check with Rob Sarro on the legality of it.

8. Commission Business:

a. The election of Vogeler, Tobolic, Pardee, and Burns for a three year term was approved by the Board of Commissioners on May 22, 2008.

b. Wind Energy – Spreitzer

The Ottawa County Wind Energy Symposium was held in Grand Haven. Spreitzer attended with Commissioner Jessup. Spreitzer also mentioned that you can go to www.googlemaps.com and type in your address to find out what your wind speed is. This would be very helpful to the local units. Wind Energy is one of the fastest growing renewable energy sources. The county needs to work with the local units to make sure their ordinances are very similar. Spreitzer recommended that each Planning Commissioner attend the local unit meetings and talk about wind power.

9. Continuing Education:

a. Michigan Planning Enabling Act & the Updated Michigan Zoning Enabling Act, Attendee Report – Buist, Burns, Stahl, Spreitzer, Haugh, Tobolic, Bouterse

Buist, Burns, Bouterse, and Tobolic attended the workshop. Buist submitted the “To List for Existing Planning Commissions” which is attached to the minutes. Spreitzer will attend the Kalamazoo workshop since he could not attend the Grand Rapids workshop.

b. 2008 Designing Healthy Livable Communities: The Power of Policy, Attendee Report – Graff

This fourth annual workshop was excellent. It was sponsored by the Michigan Department of Community Health. The current trends for community planning are designing and building healthy communities. This includes high density development where everything is within walking distance. Also, the town/city center concepts where things are within ¼ mile so people will walk instead of drive which reduces pollution.

10. Communications:

None.

11. Final Actions Received:

None.

12. Received for Notice:

a. Notice of intent to update Township Master Plan, Wayland Township

13. Received for Information:

a. FOIA Request, Efrain Sandoval

14. Received for Review:

a. Laketown Township Blue Star Highway Sub Area Draft Master Plan – Burns

The Blue Star Corridor has a Downtown Development Authority. There have been constructive changes made to the master plan. Motion by Burns, seconded by Voss to approve the master plan. Motion carried unanimously.

b. Growth Management Plan, Chapter 8

Lauer to put on the agenda for next month. Vogeler requested that each commissioner compare the revised Chapter 8 to the current version for content and formatting changes.

15. Monterey Township PA116 – Spreitzer, Haugh

Acreage in cultivation is 111.5 for parcel number 16-015-017-00.

Spreitzer spoke with Chris Reinart. Pamela Brenner had a business on this property and could not apply for PA116 status in the past, but currently qualifies. Motion by Spreitzer to approve the PA116, seconded by Bouterse. Motion carried unanimously.

16. Heath Township Zoning Ordinance Amendment – Buist

Section 11.09 is to eliminate “Guest Houses” from the text. Section 11.19 is to add “Private Roads.”

Approved by the Township Planning Commission on May 15, 2008.

Ayes 4; Nays 0; Absent 1; Abstaining 0

Buist stated that this amendment would prevent homeowners from taking a small building on their property and converting it to a guest house or cottage, etc. A motion by Buist, seconded by Pardee to approve the action of the township planning commission passed by a unanimous vote.

17. Clyde Township Zoning Ordinance Amendment – Voss

An Ordinance amending the Clyde Township Zoning Ordinance so as to provide for communications towers as special land uses in certain zoning district classifications; to set forth the parameters of such special land use and to repeal conflicting provisions of the Township Zoning Ordinance. The text amendments are to Sections 5.03, 11.04, 11A.03, and 13.06 F.

Approved by the Township Planning Commission on May 20, 2008.

Ayes 5; Nays 0; Absent 2; Abstaining 0

Voss stated that Verizon Wireless had approached Clyde Township about putting up a tower and there was nothing in the zoning to permit this. Forshee mentioned that there was a typing error on the Zoning Ordinance Form that was submitted to the County and that it should be 3 ayes not 5. A motion by Voss, seconded by Bouterse to approve the action of the township planning commission passed by a unanimous vote.

18. Otsego Township Future Land Use Map – Haugh

To approve the Future Land Use map dated 2/1/08, with the stipulation that a commercial overlay district be included along West M-89 from Jefferson Rd to 108th Ave and that the color scheme be modified to aid readability, especially between the High Density residential and Medium Density residential districts, and the Industrial District.

Approved by the Township Planning Commission on June 2, 2008.

Ayes 8; Nays 0; Absent 1; Abstaining 0

A copy of the future land use map was not included for review. Kalnins also stated that to his knowledge the future land use map had been changed and the commercial overlay district had not been included in the final version. A motion by Spreitzer, seconded by Bouterse to request a re-submittal of the future land use map passed by a unanimous vote.

Standing Committee Reports:

19. L.I.S. – Valdis Kalnins, Director

The new GIS Analyst has accepted an offer of employment and will presumably start in 2 weeks. The latest cost estimate for the aerials is \$235 per square mile for 6” color pixels. LIS will have to obtain request for proposals from the private sectors. Funding commitment is needed by September/October.

20. Growth Management Plan Committee – Vogeler

Vogeler stated that they are waiting on the Board of Commissioners to approve the \$12,000 that is needed before request for proposals can be submitted.

21. Work Program Committee – Pardee

They will meet immediately following this meeting to discuss bylaw amendments.

22. Dept. of Public Works – Rininger

Not present. No report.

23. Parks Commission / Recreation & Tourism – Spreitzer

Allegan County Parks co-sponsored a canoe trip with the Allegan Conservation District. The Kanoë the Kazoo event had 45 participants. Public comments are coming up for the Little John and Silver Creek Park master plans. CSX has not granted an easement.

24. Region 8 – Burns

Their next meeting is June 20, 2008.

25. Resource Recovery – Hinz

The Health Department recommends that if anyone has had a flooded well to not drink the water until it is tested. They have information on what to do and will provide containers to collect samples for testing.

26. Board of Commissioners – Burns, Spreitzer

The point system is currently being updated and the millage rates for the Commission on Aging, Road Fund, and General Fund are being set. They are discussing a ban on smoking on all county properties.

27. Education – Buist

For the 2008-2009 school year, Michigan will have 26,000 less students due to a drop in birthrate.

28. Discussion and Presentation Items:

None.

29. Public Participation:

None.

30. Round Table:

Kalnins suggested that the Works Committee develop guidelines for review for rezoning requests.

31. Adjournment:

Motion by Buist, seconded by Tobolic to adjourn the meeting at 3:40 P.M. The next regular meeting of the Allegan County Planning Commission will be held on Monday, July 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.