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# COUNTY OF ALLEGAN

## PLANNING COMMISSION

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KELLE TOBOLIC, Chairperson  
3255 – 122<sup>nd</sup> Avenue, Ste 103  
County Services Building  
Allegan, Michigan 49010-1350  
email: kelle623@sbcglobal.net

## Minutes

**Meeting Date:** September 8, 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, Kelle Tobolic at 1:35 P.M.

**2. Roll Call.**

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

Excused Absent: Fritz Spreitzer

Absent: Maury Stahl

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director; Bev Green, Deputy Drain Commissioner; and Bill Hinz, Environmental Health Director.

**3. Approval of Agenda.**

Motion by Haugh, seconded by Pardee to approve the agenda as presented. Motion carried unanimously.

**4. Approval of Meeting Minutes.**

Motion by Haugh, seconded by Buist to approve the minutes from August 11, 2008. Motion carried unanimously.

**5. Approval of Expenditures as of September 2, 2008.**

Voss presented the expense report for the commission. Motion by Voss, seconded by Bouterse to approve the expenditures as presented. Motion carried unanimously.

**6. Public Participation.**

None.

**7. Discussion and Presentation Items:**

None.

**8. Commission Business:**

Procedures – Tobolic

Tobolic reminded members of the need to clarify and provide all of the details of their travel arrangement plans when obtaining pre-approval by the commission to attend conferences and workshops. Motion by Graff, seconded by Pardee to approve the revised Procedures as presented. Motion carried unanimously.

**9. Continuing Education:**

None.

**10. Communications:**

Tobolic informed the commission that their copies of Planning & Zoning News are available on the table and reminded everyone that from now on, to save \$140 in postage costs, the magazine would be distributed at the Planning Commission meeting.

**11. Final Actions Received:**

Hopkins Township – enacted the request to change zoning from AG to R-1 for Parcel Number 10-012-022-00. Final action approved by Township Board on July 14, 2008.

Ayes: 5; Nays: 0; Absent: 0; Abstaining: 0

**12. Received for Notice:**

Laketown Township held a public hearing on Wednesday, September 3, 2008, on its sub-area update of its Master Plan. The update affects land use planning along the Blue Star Highway Corridor only.

**13. Received for Information:**

Region 8 Notes - September/October 2008 Newsletter

**14. Received for Review:**

None.

**15. Overisel Township Rezoning Request – Buist**

Change zoning from Agricultural to R-1 Rural Estate for Parcel Number 0318-018-087-00. Approved by the Township Planning Commission on August 19, 2008.

Reasons for action taken:

- Future R-1 on Township Master Plan
- Located close to the village of Overisel
- Already some housing in the area.

Ayes 6; Nays 0; Absent 1; Abstaining 0

A motion by Buist, seconded by Haugh to approve the action of the Township Planning Commission passed by a unanimous vote.

**16. Monterey Township Zoning Ordinance Amendment - Spreitzer**

Amendment to text of Zoning Ordinance by adding Section 10.41 regarding On-Site and Utility Grid Energy Systems. This amendment includes definitions concerning wind energy systems as well as standards for the approval and installation of various styles of wind energy systems within Monterey Township. The action was taken to address the current interest of citizens and commercial companies to install and operate wind mill farms in Monterey Township.

Approved by the Township Planning Commission on August 8, 2008

Ayes 5; Nays 0; Absent 0; Abstaining 0

A motion by Haugh, seconded by Voss to approve the action of the Township Planning Commission passed by a unanimous vote.

**17. Casco Township Zoning Ordinance Amendment – Graff**

Amendment to text of Zoning Ordinance under Section 2.13A and 3.09B; Section 3.07G; Section 3.07D; Section 3.07H; Section 3.10; Section 3.11; Section 3.15; Section 3.26A; Section 17.07E; Section 15.04R6; Section 17.02H; Create a sub-district of the LDR district.

Approved by the Township Planning Commission on August 27, 2008

Ayes 5; Nays 0; Absent 2; Abstaining 0

A motion by Graff, seconded by Buist to approve the action of the Township Planning Commission passed by a unanimous vote.

**18. Casco Township Zoning Ordinance Amendment – Graff**

Amendment to text of Zoning Ordinance under Section 19.09; Section 19.10 (supporting documents of amendment included with previous item number 17 Zoning Ordinance Casco Township)

Approved by the Township Planning Commission on August 27, 2008

Ayes 3; Nays 2; Absent 2; Abstaining 0

A motion by Graff, seconded by Buist to approve the action of the Township Planning Commission passed by a unanimous vote.

**Standing Committee Reports:**

**19. L.I.S. – Valdis Kalnins, Director**

Kalnins reports August and September are the busiest months for LIS. There have been numerous visits to LIS by citizens groups wishing to obtain maps in regards to the Dennison property and proposed development plans by Saugatuck LLC along the Lake Michigan shoreline. Kalnins also reported that a contract has been signed with the engineering firm FTC&H to work on the flood plain mapping for the county. However, the county is still waiting for a grant extension from FEMA to continue work. Once the extension is approved, work should progress quickly although the draft maps won't be ready until spring/early summer.

**20. County Master Plan Committee – Vogeler**

Kalnins reports that the RFP for professional planning services was submitted to finance in mid August but it was 16th in line for processing. Finance estimated it would be reviewed in mid-September and would go out by the end of September.

**21. Work Program Committee – Pardee**

Pardee confirmed the date of March 30, 2009 for the next County Planning Commission Seminar.

**22. Dept. of Public Works – Rininger**

None.

**23. Parks Commission / Recreation & Tourism – Spreitzer, Tobolic**

Tobolic reported the Parks Commission had M.C. Smith & Associates at their meeting to give a presentation of the proposed Master Plan for Littlejohn Lake Park with a full house in attendance. They are still a long way off before anything is approved or finalized; still awaiting a DNR grant and the project will be completed in phases. Tobolic also reported that the revenue for camping was good overall for the year in spite of three or four weekends being total wash outs. The New Richmond Bridge project is coming along; the down payment went out the day after the easement was approved on July 31<sup>st</sup> with contractor bidding to start sometime in October. A date has been set to tour the Leaders Marine Property on September 16. Tobolic stated we may have to wait for the New Richmond Bridge project to be completed before obtaining more grants towards other projects and reports that Kevin is working hard every day to get it done.

**24. Region 8 – Burns**

Burns reported there hasn't been a Region 8 meeting recently and although he is aware of a list of grants, he cannot provide more information than what is in the flyer until the next meeting.

**25. Resource Recovery – Hinz**

None.

**26. Board of Commissioners – Burns, Spreitzer**

Burns reported that at last week's Board of Commissioners meeting the budget for the Vet benefits was evaluated and funding was approved for another part-time administrative position for their office located in the County Human Services building.

**27. Education – Buist**

Buist reports that Allegan County is coming out with an education award. She said anyone can be nominated and encouraged the commission to do so if they were aware of anyone who would be deserving of the award. Nominations are due by a deadline of December 1. There will be three winners who will be announced after the election.

**28. Discussion and Presentation Items:**

None.

**29. Public Participation:**

None.

**30. Round Table:**

After members questioned where they could obtain the Allegan County Employee handbook for information purposes, Tobolic requested Foreman bring copies to distribute at the next meeting.

**31. Adjournment:**

Motion by Voss, seconded by Haugh to adjourn the meeting at 2:10 PM. Motion carried unanimously. The next regular meeting of the Allegan County Planning Commission will be held on **Monday, October 6, 2008 at 1:30 P.M.** in the Human Services Building, County Services Complex, 3255 – 122<sup>nd</sup> Avenue, Allegan, Michigan.

Minutes respectfully submitted by Ronda Foreman, Recording Secretary for the Allegan County Planning Commission.