
COUNTY OF ALLEGAN

PLANNING COMMISSION



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

MINUTES

Meeting Date: October 6, 2008
Meeting Time: 1:32 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, Terry Burns, Marv Voss, and Fritz Spreitzer.

Absent: Rich Haugh and Tom Vogeler.

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

3. Approval of Agenda.

Tobolic requested an addition to the agenda under item 8. Commission Business with a revision of 8.a. 2009 Planning Commission Meeting schedule, and adding item 8.b. Maury Stahl, Letter of Resignation. A motion was made by Bouterse, seconded by Pardee to approve the agenda as amended. The motion carried unanimously.

4. Approval of Meeting Minutes from September 8, 2008.

A motion by Buist, seconded by Pardee to approve the minutes as presented from September 8, 2008. The motion carried unanimously.

5. Approval of Expenditures as of September 30, 2008.

Voss presented the expense report for the commission and confirmed that \$1181.27 under line item 400.818.00.00, Kelly Services Inc. were wages compensating Foreman. With no further questions or concerns, a motion was made by Burns, seconded by Buist to approve the expenditures as presented. The motion carried unanimously.

6. Public Participation.

None.

7. Discussion and Presentation Items:

None.

8. Commission Business:

a. 2009 Planning Commission Meeting schedule

A motion by Voss, seconded by Pardee to approve the 2009 meeting dates as scheduled. The motion was carried unanimously.

b. Maury Stahl, Letter of Resignation

Tobolic reported to the commission she had received a letter of resignation from Maury Stahl due to conflicts with his work schedule. Stahl thanked everyone for their camaraderie and support during his five years on the commission. After a brief discussion it was resolved that, until a new representative was found to take over Stahl's areas of Hopkins Township and Wayland City, Buist will fill in for Hopkins Township while Tobolic will assume the responsibilities for Wayland City. Tobolic asked Foreman to inform the Allegan County Board of Commissioners of Stahl's resignation and to compose a letter to Stahl thanking him for his service. A motion by Spreitzer, seconded by Bouterse to acknowledge and accept the resignation from Stahl. The motion was carried unanimously.

9. Continuing Education:

None.

10. Communications:

Voss reported that Mark Evens is attempting to set up a workshop for the Planning Commission to simplify what they must do to comply with the new enabling acts.

11. Final Actions Received:

a. Cheshire Township – enacted the request to change zoning from R-1 Rural Residential to R-2 Residential for Parcel Number 0303-035-016-00. Final action approved by Township Board on September 2, 2008. Ayes: 5; Nays: 0; Absent: 0; Abstaining: 0

b. Otsego Township – update to the Otsego Township Comprehensive Plan reflects the Township's 5-year review of the Plan that was adopted in 1998. This plan was adopted prior to the implementation of P.A. 33 of 2008, the new Michigan Planning Enabling Act, which became effective September 1, 2008. It does include an updated demographic analysis, which showed slower population growth, and allowed the township to refocus on areas that are most suitable for new development. The plan also includes an updated Future Land Use Map. It is the townships intent to review this plan again in 2013, or sooner, if a change in conditions occurs, or it may consider the development of a new "Master Plan" at this time.

c. Laketown Township – final action for Blue Star Highway Sub Area Master Plan. This plan was adopted by the Laketown Township Planning Commission on September 3, 2008 and by the Laketown Township Board on September 8, 2008.

12. Received for Notice:

Manlius Township held a public hearing on Monday, August 25, 2008, for the annual review of the Remington Hunt Club and the hunt club is located in Section 29 of said township.

13. Received for Information:

a. Monterey Township – reestablished Monterey Township Planning Commission for the purpose of having planning and zoning ordinance under the new Michigan Planning Enabling Act, M.C.L. Approved by the Township Board on September 2, 2008. Ayes 5; Nays 0; Absent 0; Abstaining 0

b. Hopkins Township – adopted the Allegan County Jail Resolution, # 8-2008 opposing the Dumont Lake facility site for the new county jail. Approved by the Township Board on August 11, 2008. Ayes 5; Nays 0; Absent 0; Abstaining 0

14. Received for Review:

None.

15. Saugatuck Township Rezoning Request – Burns

Township has drafted a Sub Area Plan for the Central Lakeshore area of the Township. Central Lakeshore is defined as those parts of Section 20 and Section 29, lying within Saugatuck Township, and lying west of I-196. This area is thus bounded on the west by Lake Michigan, on the north by 130th Avenue (Wiley Road) and the Douglas city limit, on the east by the Douglas city limit, Blue Star Highway north of Exit 36, and I-196 south of Exit 36; and on the south by 126th Avenue.

Burns reported the request was for the development of vacant land in the Central Lakeshore area of the Township, changing the zoning to Commercial, Conditional C-2. At this time, the Township is only seeking reviews and recommendations by October 16 of the Sub Area Plan with rezoning to come at a later date. After much discussion among the Commission, Foreman was asked to send a letter to the Township expressing they had reviewed the Plan and had no further recommendations, comments or questions at this time but would like to be informed of any future developments of the Sub Area Plan.

16. Allegan Township Rezoning Request – Spreitzer

Change zoning from Agricultural to Conditional C-2 for Parcel Number 03-01-032-064-00/068-00/032-069-00. Approved by the Township Planning Commission on September 8, 2008.

Reasons for action taken: The board did not feel that the specific uses requested would be detrimental to the area and recommended conditional rezoning providing the proposed use is specifically adhered to within 18 months.

Ayes 6; Nays 1; Absent 0; Abstaining 0

Spreitzer reported the request to put up a hotel had been before the Township in the past but had not been voted through due to a misunderstanding during the vote. Spreitzer stated the request was brought back with solid plans that addressed concerns that were raised during the first presentation, and the board has decided the specific uses requested would not be detrimental to the area. Conditional rezoning was recommended providing it is adhered to within 18 months. A motion was made by Spreitzer, seconded by Voss to approve the request as recommended. The motion was carried unanimously.

17. Casco Township Zoning Ordinance Amendment – Graff

The text amendment involves Section 15.04DD2, Special Land Use Chapter, which requires that public parks have “direct access to a paved County road”. The proposed amendment would remove the word “paved” from the text.

Approved by the Local Planning Commission on September 24, 2008.

Ayes 5; Nays 0; Absent 2; Abstaining 0

Graff reported this text amendment addresses the removal of the word “paved” from the zoning ordinance that requires public parks have direct access to a paved County road. Graff stated that only half of Casco Township is paved with many parcels on unpaved roads. She reported that after a discussion during the Local Planning Commission meeting, it was agreed the parks would stand on their own merit. A motion was made by Graff, seconded by Buist to approve the text amendment. The motion was carried unanimously.

Standing Committee Reports:

18. L.I.S. – Valdis Kalnins, Director

None.

19. County Master Plan Committee – Kalnins

Kalnins reported they are continuing to work on the Master Plan and a Master Plan Committee meeting was held this morning. The request for proposals went out within the past two weeks with an end of October deadline for proposal submission. The proposals will be evaluated at the November Master Plan Committee meeting and the top responders will be invited back for an interview and presentation at the December meeting. At the Planning Commission meeting in December we will come with a recommendation that hopefully will be approved and then will go before the Board of Commissioners for approval of the contract. By early January we should have someone selected.

20. Work Program Committee – Pardee

None.

21. Dept. of Public Works – Rininger

None.

22. Parks Commission / Recreation & Tourism – Spreitzer, Tobolic

Tobolic stated the Parks Commission meeting will be held tomorrow. She also reported several members had toured the Leaders Marine property on Gun Lake in late September. Before a decision to purchase the property is even considered depends on whether the owners would be willing to wait on the sale since it would be paid for through grants that have not yet been approved.

23. Region 8 – Burns

Burns reported he attended the Region 8 meeting last month in Wyoming. The biggest change is in the fees schedule as it was capped at \$5000. Only Ottawa County and Allegan County would be affected by this change, due to those counties paying more than \$5000 annually. Ottawa County was considering dropping out, but the fee change helped them from a budget standpoint.

24. Resource Recovery – Hinz

None.

25. Board of Commissioners – Burns, Spreitzer

Spreitzer reported the Board of Commissioners approved to make Tammy Grigg's position full-time in Veteran and Senior Services. He also reports that Grigg estimates the increase in hours will bring in 21 million of benefits for Allegan County. Spreitzer stated the next item before the Board will be to fund a full-time secretary for Jeanne Silvers, the Director of Department of Senior Services.

Spreitzer went on to report the Board of Commissioners has restored funding to the Mental Health Department. The department is presently in bad straits financially and will finish 2008 in the hole. They are just getting in the dollar amounts for 2009, and although the general fund will still run out, the department will receive money for the mentally and physically disabled. Spreitzer mentioned that a requirement for an individual to receive aid is they must qualify for Medicaid first.

26. Education – Buist

Buist handed out pamphlets for the Allegan County's "Outstanding People for Education" Award coordinated by The Allegan County Schools' Communications Team. Anyone can be nominated within the school district that has made a difference or impacted the overall quality of education for either one student or the entire student body. The pamphlet contains the nomination form, due by March 1, 2009, and can be mailed to the superintendent's office or one of the schools within the district.

27. Discussion and Presentation Items:

None.

28. Public Participation:

None.

29. Round Table:

Bouterse informed the commission it is popcorn selling time again for the Boy Scouts and to contact him if interested in placing an order.

30. Adjournment:

Motion by Buist, seconded by Graff to adjourn the meeting at 2:35 PM. Motion carried unanimously. The next regular meeting of the Allegan County Planning Commission will be held on **Monday, November 10, 2008 at 1:30 P.M.** in the Human Services Building, County Services Complex, 3255 – 122nd Avenue, Allegan, Michigan.

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