
COUNTY OF ALLEGAN

PLANNING COMMISSION



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

AGENDA

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

1. Call to Order.
2. Roll Call.
3. Approval of Agenda.
4. Approval of Meeting Minutes from October 6, 2008.
5. Approval of Expenditures as of November 5, 2008.
6. Public Participation.
7. Discussion and Presentation Items:
8. Commission Business:
9. Continuing Education:
MSU Extension: Wind Energy Siting and Policy Issues, Workshops for Michigan's Renewable Energy
 - \$55 Registration Fee; \$45 MCP
 - Registration deadline: Benton Harbor, December 2, 2008; Grand Rapids, December 3, 2008
 - Benton Harbor, Michigan, December 9, 2008; Grand Rapids, Michigan, December 10, 2008
10. Communications:
11. Final Actions Received:
12. Received for Notice:
13. Received for Information:
Thank you letter from Ganges Township Planning Commission to Saugatuck Township Planning Commission dated September 25, 2008 in regards to the proposed Central Lakeshore Subarea Plan.
14. Received for Review:
15. Hopkins Township Rezoning Request – Buist
Change zoning from AG to Conditional R-1A for Parcel Number 0310-003-006-00, located on the southeast corner of 18th Street and 136th Avenue. The Hopkins Township Planning Commission approved the requested rezoning of the applicants' property in October of 2007, but the Allegan County Planning Commission recommended against the rezoning due to the parcel's location in the Hopkins Township Agricultural Preservation Zone in the Hopkins Township Master Plan. The request was subsequently denied by the Township Planning Commission.

The present request was approved by the Township Planning Commission on October 20, 2008.

Reasons for approval:

- No impact on the land.
- Meets the intent of the Agricultural Preservation Zone.
- No future Land Divisions permitted.
- It will not limit the use of the available farm land.
- It is not spot zoning as there are residential parcels across 18th Street.
- The dwelling is existing and the Rezone will create no new dwellings.

Reason for denial:

- This Rezone could question the integrity of the Agricultural Preservation District.

Ayes 3; Nays 1; Absent 3; Abstaining 0

16. Saugatuck Township Rezoning Request – Burns

Request to rezone the north portion of Parcel Number 03-20-010-066-10 from C-2 Local Commercial to R-1 Residential. The property currently has two zoning classifications of C-2 and R-1.

The request was approved by the Local Planning Commission on October 27, 2008. The Commission found the proposed zoning complies with the Local Unit Master Plan, specifically on page 13-4 of the 2005 plan, we are charged with “examining zoning boundaries and appropriate range of permitted usages, including mixed usage of property along Blue Star Highway”.

Ayes 4; Nays 0; Absent 3; Abstaining 0

17. Leighton Township Zoning Ordinance Amendment – Tobolic

An ordinance to amend the Leighton Township Zoning Ordinance for the purposes of adding certain permitted and special land uses to the I-1 Industrial, AG Agricultural, and R-1 Rural Estate Districts; to add zoning provisions relative to location and operation of wind energy systems and solar panels, and to make various other related changes.

Approved by the Township Planning Commission on October 8, 2008.

Ayes 6; Nays 0; Absent 1; Abstaining 0

18. Dorr Township Zoning Ordinance Amendment – Bouterse

The Township Planning Commission determined that changes to the text of Chapter XI, E Commercial Zoning District were appropriate. This included adding some new permitted uses in Section 11.02, some new special uses in Section 11.03, changes to the area regulations in Section 11.05, additional regulations in Section 300.536 concerning structural facades and a reworking of the adult entertainment business section of the ordinance. Please note that the draft ordinance, which was approved erroneously, includes two sections designated as 300.536 and Section 11.06. This was discovered after the planning commission had approved the amendments, and the numbering will be corrected when it is submitted to the Township Board.

Approved by the Township Planning Commission on October 21, 2008.

Ayes 6; Nays 0; Absent 1; Abstaining 0

Standing Committee Reports:

19. L.I.S. – Valdis Kalnins, Director

20. County Master Plan Committee – Vogeler

21. Work Program Committee – Pardee

22. Dept. of Public Works – Rininger

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

24. Region 8 – Burns

25. Resource Recovery – Hinz

26. Board of Commissioners – Burns, Spreitzer

27. Education – Buist

28. Discussion and Presentation Items:

29. Public Participation:

30. Round Table:

31. Adjournment:

The next regular meeting of the Allegan County Planning Commission will be held on **Monday, December 8, 2008 at 1:30 P.M.** in the Human Services Building, County Services Complex, 3255 – 122nd Avenue, Allegan, Michigan.