
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: March 9, 2009
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 February 9, 2009.
5. Approval of Expenditures as of March 4, 2009.
6. Public Participation.
7. Discussion and Presentation Items:
8. Commission Business:
Amended Bylaws – Rob Sarro
9. Continuing Education:
 - a. MSU – Zoning Administrator Certification Program
Roles and responsibilities of Zoning Administrators; and the laws, best practices and court cases associated with the practice of local zoning administration. Private consultants and county planners who consult with local zoning administrators would also benefit from this certification program.
 - \$650/per person; \$700/per person (registering 14 days or less of program)
 - Includes 8 training modules
 - Four Days, One Week Apart Program; April 13, 20, May 4, 11
 - Early Registration Deadline: March 30, 2009
 - Kalamazoo, MI
 - b. MSU – Wind Energy Siting and Policy Issues, Workshops for Michigan’s Renewable Energy
 - \$55 Registration Fee; \$45 MCP
 - Registration deadline: East Lansing, March 25, 2009
 - East Lansing, April 1, 2009
 - c. MSU – New Planning Commissioner Course
 - Online Course
 - Work at your own pace, anytime/anywhere
 - \$69.99
10. Communications:
11. Final Actions Received:

12. Received for Notice:

13. Received for Information:

14. Received for Review:

15. Martin Township Rezoning Request – Vogeler

Change zoning from C-2 to R-3 for Parcel Number 03-15-500-026-00. The request was denied by the Martin Township Planning Commission on October 14, 2008.

Reasons for denial:

- Not consistent with the Martin Master Plan.
- The rezoning would create a “spot zoning” situation.
- The square footage of 9,375 for this parcel is too small for R-3 zoning; when there is sewer and water the parcel must be 15,000 square feet.

Ayes 0; Nays 6; Absent 1; Abstaining 0

The Allegan County Planning Commission reviewed the request at their meeting on January 12, 2009 and, having considered all of the information provided, was unable to make a recommendation at that time. A motion was made by Vogeler, seconded by Spreitzer to return the request to Martin Township and ask that the application be resubmitted with clarification. The motion carried unanimously.

Reasons for decision:

- The current Official Martin Twp Zoning Map dated 10/10/2008 maintained by Allegan County Land Information Services indicates that parcel 03-15-500-026-00 is already zoned R-3.
- Please verify that the current zoning of parcel 03-15-500-026-00 should in fact be C-2.
- If so, please provide a signed statement with an explanation and/or supporting evidence that this is a map error and that the current zoning of this parcel should be C-2, not R-3.
- Please clarify claim of “spot zoning”. Unless there are additional errors in the map, the adjacent parcel to the south (03-15-500-025-50) appears to be zoned R-3.

Martin Township resubmitted the rezoning request to the Allegan County Planning Commission on February 27, 2009 with clarification and documents to support that the current zoning of parcel number 03-15-500-026-00 is C-2 and that the parcel to the south of the property (03-15-500-025-50) is also zoned C-2. The Township respectfully asks the Planning Commission to adopt the zoning changes, seek an update to the Allegan maps and act upon the rezoning request.

16. Otsego Township Rezoning Request – Haugh

Change current zoning of R-2 to R-3 for Parcel Number 03-17-025-037-00 North 1.6 acres. The request was approved by the Local Planning Commission on March 2, 2009.

Reasons for action:

- The rezoning request from R-2 to R-3 is consistent with the future land use plan of the Otsego Township Planning Commission.
- It is contiguous to the current R-3.
- It is supported by water and sewer.

Ayes 9; Nays 0; Absent 0; Abstaining 0

17. Allegan Township Zoning Ordinance Amendment - Spreitzer

The zoning ordinance amendment involves changes to setbacks in R-2. Changed front yard setback from 50' to 40' off the road right-of-way and the rear yard setback from 10' to 15'. Approved by the Local Planning Commission on January 12, 2009.

Ayes 6; Nays 0; Absent 0; Abstaining 0

The Allegan County Planning Commission reviewed the amendment at their meeting on February 9, 2009 and determined they were unable to make a recommendation at that time due to the lack of information provided and the amendment was submitted on the incorrect form. A motion was made by Buist, seconded by Dykstra to return the zoning ordinance amendment to Allegan Township and request it be resubmitted to the County Planning Commission using the correct form and provide information pertinent to the amendment. The motion passed with a tally of six ayes, one nay, none abstaining, four absent.

Allegan Township resubmitted the amendment on February 18, 2009 to the Allegan County Planning Commission on the corrected form and clarified the motive for the amendment is to offer a little more flexibility in placing homes, pole barns, wells, and septic tanks on what are typically smaller parcels in R-2.

Standing Committee Reports:

18. L.I.S. – Valdis Kalnins, Director

19. County Master Plan Committee – Vogeler

20. Work Program Committee – Pardee

21. Dept. of Public Works – Rininger

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

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, April 13, 2009 at 1:30 P.M.** in the Human Services Building, County Services Complex, 3255 – 122nd Avenue, Allegan, Michigan.