
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: April 13, 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 Revised Meeting Minutes from March 9, 2009.**

Revisions have been made to the Draft Minutes from March 9, 2009 under item number 16. Otsego Township Rezoning Request. Although the rezoning request affects Emerald Park Sr. Complex, Excel Realty Development LLC is the purchaser of the property in question and the developers of Emerald Park Sr. Complex.
5. **Approval of Expenditures as of April 7, 2009.**
6. **Public Participation.**
7. **Discussion and Presentation Items:**

Review and discussion of the Michigan Planning Enabling Act33 of 2008, the Michigan Zoning Enabling Act110 of 2006, and the Review of the Michigan Planning Enabling Act33of 2008.
8. **Commission Business:**

The following Planning Commission members' terms are set to expire on June 8, 2009: Dawn Buist, Judy Graff, Rich Haugh, and Fritz Spreitzer. If interested in re-election, please turn the 'Consideration of Appointment/Election' application into Administration by mid-May.
9. **Continuing Education:**
 - a. **MTS-Allegan, Inc.: A Planning Commission & Zoning Board of Appeals Follow-up Guide**

The members who have been approved to attend the workshop by the Planning Commission, are registered, and the fee paid are: Kelle Tobolic, Tom Vogeler, Terry Burns, Rich Haugh, Marv Voss, Ken Pardee, Judy Graff, John Bouterse, and Fritz Spreitzer. Although the Planning Commission's approval is still pending for Sam Dykstra who is also interested in attending the workshop, due to pre-registration requirements he has been registered and his fee paid. The workshop will be from 6:30 – 9:30 P.M. on Thursday, April 30, 2009 at the Allegan Township Hall, 3037 – 118th Avenue, Allegan, MI.
 - b. **The Ottawa County Planning Commission: Excellence Through Training – Spring 2009**

The Ottawa County Planning Commission and the law firm of Scholten Fant are co-sponsoring basic training sessions for new planning commission members as part of the Spring 2009 Excellence Through Training Program. Sessions are free for all attendees and AICP credits are available.

 - Session 1 – Making Money by Saving Energy
6:30 – 9:00 P.M. on Wednesday, May 13, 2009
RSVP by May 8, 2009

- Main Conference Room – Fillmore Street Complex
- Session 2 – Planning Commission Basic Training
6:30 – 9:30 P.M. on Thursday, May 21, 2009
RSVP by May 14, 2009
Main Conference Room – Fillmore Street Complex
- Session 3 – Zoning Board of Appeals Basic Training
6:30 – 9:30 P.M. on Thursday, June 18, 2009
RSVP by June 18, 2009
Board Room – Fillmore Street Complex

10. Communications:

11. Final Actions Received:

a. Saugatuck Township

The Rezoning Request to change the current zoning of C-2 and R-1 for Parcel Number 03-20-010-066-10 to all R-1 was enacted by the Saugatuck Township Board on March 4, 2009.

Ayes 3; Nays 0; Absent 2; Abstaining 0

b. Otsego Township

The Rezoning Request to change the current zoning of R-2 for Parcel Number 03-17-025-037-00 (North 1.6 acres) to R-3 was enacted by the Otsego Township Board on March 9, 2009.

Ayes 5; Nays 0; Absent 0; Abstaining 0

12. Received for Notice:

a. Valley Township

This notice is to inform you that the Valley Township Planning Commission is amending its existing master plan and map. The Valley Township Planning Commission will send a copy of the proposed master plan as soon as they have completed the draft for review and welcomes your cooperation and comments on the proposed plan.

b. City of Holland

The City of Holland has reviewed the City of Holland Master Plan regarding the designation of parks and recreation areas within the City in light of a proposed property exchange between the City of Holland and Hope College. In support of the proposed land exchange and in response to changing land uses and park/recreational needs in the community and at the college, the City is proposing amendments to the Master Plan and the Community Parks and Recreation Plan. Any comments or concerns regarding the proposed changes to the City's Master Plan must be submitted in writing by the end of the day on Monday, April 20, 2009.

13. Received for Information:

State of Michigan – Department of Agriculture

Landowners who have completed contracts with the State of Michigan under the Farmland and Open Space Preservation Act of 1974.

14. Received for Review:

a. City of Wayland

Community Parks & Recreation Plan 2009-2013, adopted March 2, 2009.

b. Valley Township Master Plan and Map Draft - Voss

Letter of receipt sent April 8, 2009.

15. Heath Township Zoning Ordinance Amendment - Tobolic

The text amendment involves changes to the zoning ordinance for purposes of clarifying the definition of certain development related terms and adding certain new terms and their meanings. Approved by the Local Planning Commission on March 19, 2009.

Ayes 5; Nays 0; Absent 0; Abstaining 0

16. Casco Township Zoning Ordinance Amendment – Graff

The text amendment involves changes to Chapter 16 Planned Unit Development, chapter completely rewritten and several definitions that include: Frontage, Shoreline-Section 2.07 Definitions-F Addition and clarification to definitions. Approved by the Local Planning Commission on March 11, 2009.

Reasons for action taken:

- Chapter 16 PUD completely rewritten to reflect social and economic changes in the community.
- Definition of Water Frontage added to Definitions.

Ayes 6; Nays 0; Absent 0; Abstaining 0

17. Saugatuck Township Zoning Ordinance Amendment – Burns

The text amendment involves changes to the zoning ordinance to revise Chapter 40, the zoning chapter in the code of ordinances specifically pertaining to water access and related matters, and establishing an effective date. Approved by the Township Planning Commission on March 23, 2009.

Reasons for action taken:

- To further regulate water access and dock regulations in the interest of township residents’ health and safety.

Ayes 6; Nays 0; Absent 1; Abstaining 0

18. Manlius Township Zoning Ordinance Amendment – Voss

The text amendment involves the addition of a sentence to Article II “Definitions”, amending the definition of “private garages” by adding “*(that in all circumstances a garage shall not exceed two-thirds of the living area of the principal building)*”. Approved by the Local Planning Commission on March 23, 2009.

Reasons for action taken:

- Accessory Buildings have been getting too large and being used for other uses other than storage, etc.

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

March 31, 2009 Planning Workshop update.

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, May 11, 2009 at 1:30 P.M.**, in the Human Services Building, County Services Complex, 3255 – 122nd Avenue, Allegan, Michigan.