
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: July 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.

The regular monthly meeting of the Allegan County Planning Commission was called to order by Chairman, Kelle Tobolic at 1:33 P.M.

2. Roll Call.

Members present: John Bouterse, Ken Pardee, Kelle Tobolic, Marv Voss, Tom Vogeler, Sam Dykstra, and Dawn Buist

Absent: Fritz Spreitzer, and Terry Burns

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director; Bill Hinz, Environmental Health Director; and Jackie DeZwaan, Applicant for the Allegan County Planning Commission.

3. Approval of Agenda.

Bouterse requested Item 17. Dorr Township Ordinance Amendment get moved up on the agenda to follow Item 15. Dorr Township Rezoning Request, subsequently moving Item 16. Hopkins Township Rezoning Request down one item on the agenda. A motion was made by Bouterse, seconded by Vogeler to approve the agenda as amended to read: Item 16. Dorr Township Ordinance Amendment, Item 17. Hopkins Township Rezoning Request. The motion carried by everyone present.

4. Approval of Meeting Minutes from June 8, 2009.

A motion was made by Buist, seconded by Pardee to approve the meeting minutes from June 8, 2009 as presented. The motion carried by everyone present.

5. Approval of Expenditures as of July 8, 2009.

Voss stated funds expended since the June report are \$1108 for 2nd quarter per diem expenses, \$481 for travel expenses, and \$1700 paid to LSL for work on the Master Plan Update project. A motion was made by Voss, seconded by Vogeler to approve the expenditure report printed on July 8, 2009 as presented. The motion carried unanimously.

6. Public Participation.

None.

7. Discussion and Presentation Items:

None.

8. Commission Business:

- a. Applicant Jackie DeZwaan, a resident of Fennville, was in attendance for consideration for appointment to the Allegan County Planning Commission representing Ganges, Lee, and Casco Townships. Tobolic thanked applicant Jackie DeZwaan for attending the meeting. DeZwaan briefly stated her qualifications and experience as a public servant; she is currently serving on the Ganges Township Planning Commission and also a Master Planner and Master Citizen Planner. Tobolic then opened the floor for questions and asked DeZwaan if she could foresee any scheduling problems that would affect her regularly attending the monthly Planning Commission meetings; DeZwaan replied there are none. A motion was made by Buist, seconded by Voss to approve and send recommendation to the Allegan County Board of Commissioners to appoint Jackie DeZwaan to serve on the Allegan County Planning Commission representing Ganges, Lee, and Casco Townships until June 8, 2012. The motion passed unanimously.

- b. Approval of Allegan County Planning Commission 2010 Operational Budget. Tobolic, Voss, Buist, and Bouterse met before today's meeting to discuss the Allegan County Planning Commission 2010 Operational Budget; Voss stated the group recommends the 2010 Operational Budget for the Planning Commission remain the same as the 2009 Operational Budget with no change. A motion was made by Voss, seconded by Buist to approve the Allegan County Planning Commission 2010 Operational Budget as presented and send recommendation to the Allegan County Board of Commissioners that the 2010 budget remains unchanged from the 2009 budget. The motion passed unanimously.

9. Continuing Education:

MSU Citizen Planner Advanced Academy, Attendee Report – Voss

Voss reported the workshop went very well; they had a neat presentation and some good workshops where many case studies were reviewed. There was a panel discussion about foreclosures and how to avoid them before there's a problem, and a workshop on historic preservation. Another workshop titled "Site Plan Review for Utility Scale Wind Energy Systems"; western Allegan County is one of the hot spots in the State for wind generator farms and they want to make sure everyone is on board and prepared with their site plans.

10. Communications:

None.

11. Final Actions Received:

Gun Plain Township

The Rezoning Request to change the current zoning of R-2 for Parcel Number 03-08-019-005-10 to C-1 was enacted by the Gun Plain Township Board on June 4, 2009.

Ayes 7; Nays 0; Absent 0; Abstaining 0

12. Received for Notice:

Barry County

The Barry County Planning Commission has scheduled a public hearing for Monday, July 27, 2009 at 7:00 P.M. in the Community Room of the Courts & Law Building to consider a Master Plan Amendment to extend the Planned Initial Urban Services Area (PIUSA) westward from Hastings to the intersection of M-37 and M-43 and the site of the future Pennock Hospital.

13. Received for Information:

Clinton County

In an effort to improve in-building communications via 800MHz radio, Clinton County is proposing an ordinance to have new facilities add radio enhancement features.

14. Received for Review:

None.

15. Dorr Township Rezoning Request - Bouterse

Change zoning from Commercial to F Agricultural for Parcel Number 03-05-006-017-00; 015-21; 015-20; and part of 015-00. The request was approved by the Local Planning Commission on June 16, 2009.

Reasons for action taken:

- Proposed rezoning complies with the Local Unit Master Plan.
- Proposed rezoning conforms to the Township's Master Land Use Plan.
- There are no objections from the affected property owners.
- Requested rezoning is appropriate.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Bouterse stated this is a family parcel and the owners want to build a house for their granddaughter, therefore they request the zoning be changed from Commercial to F Agriculture. Bouterse added the rezoning complies with the Local Master Plan; Dorr has many commercial lots they want to zone back to agricultural. A motion was made by Bouterse, seconded by Vogeler to approve the rezoning request as recommended by the Township. The motion carried by everyone present.

Ayes 7; Nays 0; Absent 2; Abstaining 0

16. Dorr Township Ordinance Amendment - Bouterse

The proposed text amendment would create a Mixed Planned Unit Development District in order to provide an area where both light industrial uses as well as wholesale, retail service, and office uses are appropriate due to the visibility and access provided by the US-131 Freeway. The proposed regulations would be found in new Chapter VC of the zoning ordinance and are intended to insure the uses are situated and designed so that they are attractive and orderly in appearance as viewed from US-131 and are compatible in appearance and function with other uses allowed in this district. The text amendment was approved by the Local Planning Commission on May 19, 2009.

Reasons for action taken:

- The Mixed Planned Unit Development District would establish an area where both light industrial uses and wholesale/retail service and office uses are appropriate due to visibility and access provided by the US-131 Freeway.
- The proposed text amendment is consistent with the Township Master Land Use Plan.

Ayes 5; Nays 0; Absent 2; Abstaining 0

Bouterse stated this ordinance amendment is more involved than the preceding rezoning request from Dorr, and has been going on for months. The amendment that has been presented to the County Planning Commission is actually the fourth version; it has been going back and forth between the lawyer, the planner, and the Township Planning Commission as to what can be done and how it should be done. What they have agreed upon is the planned mixed use districts that are in areas that are zoned Industrial/Commercial right now. Bouterse stated in this particular instance, the Township wants to make the area less restrictive and more appealing to draw buyers and businesses to come in and set up shop along the highway. A motion was made by Bouterse, seconded by Voss to approve the ordinance amendment as recommended by the Township. The motion carried by everyone present.

Ayes 7; Nays 0; Absent 2; Abstaining 0

17. Hopkins Township Rezoning Request - Dykstra

Change zoning from I to C-2 for Parcel Number 03-10-012-002-00. The request was approved by the Local Planning Commission on June 15, 2009.

Reasons for action taken:

- Proposed rezoning complies with the Local Unit Master Plan.
- Allows for use similar to neighboring parcels.
- No additional/adverse impact to the area.

Ayes 5; Nays 0; Absent 2; Abstaining 0

Dykstra stated he did not have an opportunity to review this request; he is having trouble receiving his emails. Tobolic read through the request where Fleet Services of West Michigan is asking the zoning to be changed from Industrial to Commercial; they want to sell trucks and trailers. According to the supporting documents, the request complies with the local Master Plan and land use is similar to the surrounding area. A motion was made by Voss, seconded by Dykstra to approve the rezoning request as recommended by the Township. The motion carried by everyone present.

Ayes 7; Nays 0; Absent 2; Abstaining 0

18. Monterey Township Ordinance Amendment - Spreitzer

The proposed text amendment will replace existing Chapter 16 - Penalties, which replaces criminal penalties with municipal civil infractions. The text amendment was approved by the Local Planning Commission on June 8, 2009.

Reasons for action taken:

- To update old ordinances.

Ayes 5; Nays 0; Absent 0; Abstaining 0

In Spreitzer's absence, Tobolic read the proposed text amendment and Voss stated it appears Monterey Township is just updating their ordinances, as are many townships in the County. A motion was made by Voss, seconded by Vogeler to approve the text amendment as recommended by the Township. The motion carried unanimously.

Ayes 7; Nays 0; Absent 2; Abstaining 0

Standing Committee Reports:

19. L.I.S. – Valdis Kalnins, Director

Kalnins stated they received some pilot aerial imagery a couple of weeks ago. Land Information Services has been reviewing them and they are looking good, they will begin to process the rest of the County in the near future. He stated all the Local Units in the County participated except Watson Township, Wayland City, and the City of Holland. The final images should be delivered in early October and L.I.S. can distribute them by early November.

Next, Kalnins reported the F.E.M.A. floodplain mapping continues; they received a one year extension on the project. They have also been getting calls on wind energy; there has been some interest in the County since the report came out. Although there have not been any requests, Kalnins wants to let townships know that L.I.S. is able to do a suitability analysis for those who are looking at what their potential is and advise the

townships of the parameters based on ordinances; once the analysis is completed they can potentially let them know the area where the windmill can be placed.

Lastly, Kalnins reported L.I.S. has been involved with two other countywide plans; one is a public transportation plan doing some analysis on mapping out clients and potential future areas that are in need. They are also helping the parks director with the Parks Master Plan by mapping out the parks and recreation facilities in the County.

20. County Master Plan Committee – Vogeler

Vogeler stated everything is still moving along under Kalnins guidance and he thanked Kalnins for all his support. Vogeler went on to report the Committee had their last meeting with LSL where they presented the last chapter for the first time and the Committee gave their input; now LSL will make the modifications before returning the chapter and that will be the end of their involvement. At that time, it will be up to the Committee to get the completed documents to the Planning Commission for their feedback which will probably be in September. Once they are approved by the P.C., they will go to the Board of Commissioners and then to the townships in the County. Kalnins stated LSL will provide the final chapter in the next three weeks; at the next P.C. meeting in August the draft copies for the six chapters will be distributed so they can have a month or two to review while the Committee continues to work on the remaining portion.

21. Work Program Committee – Pardee

Pardee stated there is a meeting scheduled for today and he has nothing to report at this time. Pardee also asked about the approval of the Planning Commission's ByLaws; they have been in limbo since March when concerns were raised regarding the new Enabling ACTS and how they affect the responsibilities of the County Planning Commission. Pardee asked to have them put back on the agenda for discussion; Foreman stated the ByLaws will be on the August agenda.

22. Dept. of Public Works – Rininger

None.

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

Tobolic gave an update on the Parks Commission stating the heavy rains have set-back the boat launch at New Richmond Bridge Park and now that the water has receded, they are still faced with the problem of the soil in the riverbed not being suitable to sustain the boat launch. Kevin Ricco is awaiting cost estimates for a solution recommended by the engineer who is overseeing the project; they suggest laying down 30-foot sections of sheet piling for support, with every third section going deeper. Next Tobolic stated progress is being made on the equestrian trails that are being cleared and marked; one area in Silver Creek has been completed. The washed-out drain at West Side Park has been repaired and Tobolic attended a Parks 5-Year Master Plan Public Workshop on Tuesday evening, July 7 where the goals from the last five year plan was reviewed and new goals for the new master plan, due in early 2010, was discussed.

24. Region 8 – Burns

None.

25. Resource Recovery – Hinz

Hinz stated he has nothing to report at this time.

26. Board of Commissioners – Burns, Spreitzer

None.

27. Education – Buist

Buist stated she has nothing new to report at this time.

28. Discussion and Presentation Items:

None.

29. Public Participation:

None.

30. Round Table:

Bouterse stated he had two things to talk about; the first one is Karen Slater, the Dorr Township Planning Commission Secretary, is resigning after being with the Township for a number of years; now there are three openings they are looking to fill. Lastly, Bouterse reported participating in an eight-hour project working with a Boy Scout troop cleaning out the drains in Hopkins that have been part of the recent flooding problem. Bouterse would like to thank the Village of Hopkins and everyone else who came out to volunteer their services, trucks, and equipment.

31. Adjournment:

A motion was made by Vogeler, seconded by Dykstra to adjourn the meeting at 2:19 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, August 10, 2009 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.