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# COUNTY OF ALLEGAN

## PLANNING COMMISSION

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

## AGENDA

**Meeting Date:** September 14, 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 August 10, 2009.**
5. **Approval of Expenditures as of September 9, 2009.**
6. **Public Participation.**
7. **Discussion and Presentation Items:**  
Continue review and discussion of the Allegan County Planning Commission Bylaws to ensure they comply with the Michigan Planning Enabling Act 33 of 2008.
8. **Commission Business:**  
Vacant seat: City of Otsego and Otsego Township representative, Allegan County Planning Commission.
9. **Continuing Education:**
  - a. **MSU - Zoning Administrator Certificate Program**  
A three day Zoning Administrator Certificate series that will include eight training modules, each planned at three hour classroom intervals.
    - Early registration deadline: September 22, 2009 - \$800; \$850 after deadline
    - October 6-8, 2009
    - Nearest location: Ionia, Michigan
  - b. **Allegan County Planning Commission workshop and course requirements - DeZwaan**
10. **Communications:**
11. **Final Actions Received:**
12. **Received for Notice:**
  - Township of Yankee Springs – Joint Workshop Meeting**  
A joint workshop meeting has been rescheduled for Wednesday, October 7, 2009 at 7:00PM at the Yankee Springs hall in regards to inconsistent zoning around Gun Lake. The purpose of the meeting would be to examine and compare Zoning standards that apply to water frontage properties in order to develop unified or common ordinances that could be adopted by each community with frontage on Gun Lake.

**13. Received for Information:**

**State of Michigan – DEQ RFP**

The Michigan Coastal Management Program (MCMP) within the Land and Water Management Division (LWMD), Department of Environmental Quality (DEQ), is pleased to announce the release of a Request for Proposals (RFP) for coastal land acquisition projects that further the objectives of Michigan’s Draft Coastal and Estuarine Land Conservation Program; applications due no later than 4:00PM, September 25, 2009.

**14. Received for Review:**

**15. Hopkins Township Ordinance Amendment – Dykstra**

The proposed text amendment addresses controlling locations, situations and specifications to allow for private roads within the township; better defines and creates a more appropriate application process for home occupations; defines and creates circumstances under which Wind Energy Systems are allowable either through application or Special Use; and an MET towers amendment which accompanies the WES amendment, allowing for towers to explore viability of WES within certain parameters. The text amendment was approved by the Local Planning Commission on July 28, 2009.

Reasons for action taken:

- Private Roads: allows for private roads under expanded situations yet potentially preserves farmland, which is a Master Plan goal.
- Home Occupations: allows expanded uses to qualify for lower application fees, a more appropriate application process, and better defines what constitutes home occupations vs. commercial.
- Wind Energy Systems: allows for green energy production within the township.
- MET towers: required to create viable situation for exploration of wind energy possibilities.

Ayes 5; Nays 0; Absent 2; Abstaining 0

**16. Otsego Township Ordinance Amendment - Pardee**

The proposed Zoning Ordinance Amendments to Section 18.09 Site Plan Review Procedures/Special Use Requirements Part II – Wind Energy Conversion System (jj) (2); 2 (5), (6), and (jj) Solar Energy System (1), (A) & (B) all include text changes to the Zoning Ordinance. The amendment was approved by the Local Planning Commission on August 5, 2009.

Reasons for action taken:

- To amend the Otsego Township Zoning Ordinance to include subsection Solar Energy System.

Ayes 6; Nays 0; Absent 3; Abstaining 0

**17. Fillmore Township Ordinance Amendment – Buist**

The proposed text amendment addresses Section 15.1 Article j: footnotes to schedule of regulations. Changes the effective date of the farmstead split-off provision from October 5, 2005 to August 8, 1991; and changes the allowable minimum frontage of the split-off from 330 feet to 200 feet. The amendment was approved by the Local Planning Commission on August 17, 2009.

Reasons for action taken:

- The August 8, 1991 effective date is consistent with the intent of Article j of Section 15.1.
- The reduction in frontage required provides for more flexibility in the creation of the farmstead split-off.

Ayes 5; Nays 0; Absent 0; Abstaining 0

**18. Fillmore Township Ordinance Amendment – Buist**

The proposed text amendment addresses Section 16.34 On-site and Utility Grid Energy Systems, wherein a special use permit will be required for all on-site wind energy systems in all zoning districts with special discretionary dispensation for private systems in the A-1 and A-2 Districts. The amendment was approved by the Local Planning Commission on August 17, 2009.

Reasons for action taken:

- To provide the opportunity to utilize wind energy in all zoning districts.

Ayes 5; Nays 0; Absent 0; Abstaining 0

**19. Trowbridge Township Draft Master Plan Amendment – Pardee**

On July 9, 2009, the Trowbridge Township Planning Commission, after due study and consideration, voted to recommend amendments to the Township’s Master Plan for Future Land Use. On August 4, 2009, the Trowbridge Township Board voted to authorize distribution to the Allegan County Planning Commission and the surrounding adjacent townships for the state mandated 43-day review and comment period, and hereby requests formal review and comment by the Allegan County Planning Commission.

**20. Gun Plain Township Draft Master Plan Update – Vogeler**

Gun Plain Township is in the process of updating their Master Plan in accordance with the Michigan Planning Enabling Act and invites the Allegan County Planning Commission’s participation. Any comments regarding the proposal must be submitted to Gun Plain Township by October 15, 2009.

**Standing Committee Reports:**

**21. L.I.S. – Valdis Kalnins, Director**

**22. County Master Plan Committee – Vogeler**

**23. Work Program Committee – Pardee**

Future rezoning request consideration questions discussion.

**24. Dept. of Public Works – Rininger**

**25. Parks Commission / Recreation & Tourism – Spreitzer, Tobolic**

**26. Region 8 – Burns**

**27. Resource Recovery – Hinz**

**28. Board of Commissioners – Burns, Spreitzer**

**29. Education – Buist**

**30. Discussion and Presentation Items:**

**31. Public Participation:**

**32. Round Table:**

**33. Adjournment:**

The next regular meeting of the Allegan County Planning Commission will be held on **Monday, October 5, 2009** **at 1:30 P.M.**, in the Human Services Building, County Services Complex, 3255 – 122<sup>nd</sup> Avenue, Allegan, Michigan.