
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: October 5, 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 1:30 P.M.

2. Roll Call.

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

Absent: Dawn Buist, Terry Burns, and Fritz Spreitzer

Also present were: Ronda Foreman, Recording Secretary

3. Approval of Agenda.

A motion was made by Vogeler, seconded by Voss to approve the agenda as presented and emailed. The motion carried by everyone present.

4. Approval of Meeting Minutes from September 14, 2009.

A motion was made by Voss, seconded by Pardee to approve the revised meeting minutes from September 14, 2009 as presented and emailed. The motion carried by everyone present.

5. Approval of Expenditures as of September 29, 2009.

Voss stated the only expenditure on the report is the final payment of \$2330 to LSL Planning Inc. for their work on the County Master Plan Update project. A motion was made by Voss, seconded by Dykstra to approve the treasury report as presented. The motion carried by everyone present.

6. Public Participation.

None.

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. (DeZwaan summary of proposed bylaw amendments.)

Tobolic asked if anyone had a chance to review the proposed amendments to the bylaws DeZwaan submitted, or do any research themselves. After some discussion, Tobolic asked how the Planning Commission should proceed to get the bylaws amended; Voss suggested assigning the project to a committee to work on the verbiage first, and then bring them back to the Planning Commission for their approval before sending them on to Administration and the Board of Commissioners. Tobolic reiterated her desire to have them done right and wondered if it was too much to assign to the Work Program Committee. With everyone in agreement, the Work Program Committee will meet next month to begin revisions to the bylaws; DeZwaan offered to join

the Work Program Committee replacing Graff, who resigned from the Planning Commission in June. Pardee stated since it will probably take most of the winter to rework the bylaws, should the Work Committee's annual seminar be canceled for 2010. At this time, the seminar will not be canceled until the Committee has a chance to review and evaluate the bylaws and then determine whether holding the seminar would be feasible.

8. Commission Business:

Approval of the 2010 Planning Commission Meeting schedule.

A motion was made by Bouterse, seconded by DeZwaan to approve the 2010 Planning Commission meeting schedule as presented. The motion carried by everyone present.

9. Continuing Education:

None.

10. Communications:

None.

11. Final Actions Received:

None.

12. Received for Notice:

None.

13. Received for Information:

None.

14. Received for Review:

None.

15. Salem Township Ordinance Amendment – Bouterse

The proposed text amendment would define “commercial kennels”, amend Section 14.08 to allow minor changes to the site plan, clarify definitions of corner lots or double frontage lots, address special land uses within the A-2/RR zoning districts, and other related amendments. The ordinance amendment was approved by the Local Planning Commission on September 1, 2009.

Ayes 6; Nays 0; Absent 1; Abstaining 0

Bouterse stated the township went through a lot of steps to update their ordinances; the amendments are spelled out quite well. Most of the information addresses the side and rear yard ordinance and also concerns regarding rules of private roads. The township went by their master plan and the majority of the amendment is to clarify definitions. A motion was made by Bouterse, seconded by Voss to approve the text amendment as recommended by the Local Planning Commission. The motion passed with a unanimous vote.

Ayes 7; Nays 0; Absent 3; Abstaining 0

16. Gun Plain Township Draft Master Plan Update – Vogeler

Continue review and discussion of the Gun Plain Township Master Plan Update. Any comments regarding the proposal must be submitted to Gun Plain Township by October 15, 2009.

Vogeler stated he sees no problems with the proposed master plan and has no adverse comments or further recommendations; Foreman was asked to send a response letter to Gun Plain Township.

17. Watson Township Draft Master Plan Update – Pardee

The Watson Township Board has approved the review process of the draft master plan prepared by the local planning commission. Upon receipt of the proposed draft master plan on September 18, 2009, the statutory 63 review period has commenced and all comments or concerns should be forwarded to the township within that period.

Pardee has looked over the Watson Township draft master plan and stated everything looks good. With no further comments or recommendations, he asked Foreman to send a response letter to Watson Township.

Standing Committee Reports:

18. L.I.S.

None.

19. County Master Plan Committee – Vogeler

Vogeler stated the Committee met again earlier today and the MPU project is moving right along; hopefully the update will be completed by early next year. He then asked the Commission if they would like a copy of what has been done so far; Vogeler will get copies for those who would like to review the update.

20. Work Program Committee – Pardee

Continue review and discussion of proposed rezoning request questions.

Pardee asked if anyone has any comments or suggestions regarding the rezoning request questions for the townships proposed by the Work Program Committee and distributed to the PC during the September meeting. The questions are to clarify to the townships what the PC is looking for when reviewing rezoning requests submitted to them. Basically, the PC would like to receive the same findings of fact and supporting documents that the townships use when making their decision. After some discussion, a minor revision to make one of the lines bold was approved, and then it was requested that Foreman email the questions out to all of the local units.

21. Dept. of Public Works

None.

22. Parks Commission / Recreation & Tourism – Tobolic

Tobolic stated there has not been a Parks Commission meeting since the last Planning Commission meeting. Although she will not be attending, the next meeting is tomorrow and they are having a parks tour in place of their regular meeting to visit some of the county parks.

23. Region 8

None.

24. Resource Recovery

None.

25. Board of Commissioners

None.

26. Education

None.

27. Discussion and Presentation Items:

None.

28. Public Participation:

None.

29. Round Table:

Bouterese stated he worked at the Wayland Expo from 8:30AM until 5 PM that night; he reported a good turnout with around 4000 people who came through.

30. Adjournment:

A motion was made by Vogeler, seconded by Pardee to adjourn the meeting at 2:29 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, November 9, 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.