
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: December 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.

The regular monthly meeting of the Allegan County Planning Commission was called to order by Chairman, Kelle Tobolic at 1:27 P.M.

2. Roll Call.

Members present: Kelle Tobolic, Ken Pardee, Marv Voss, Jackie DeZwaan, Sam Dykstra, John Bouterse, Dawn Buist, Terry Burns, and Fritz Spreitzer

Absent: Tom Vogeler

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director; Bill Hinz, Environmental Health Director; and Rob Sarro, Allegan County Administrator.

3. Approval of Agenda.

With the County Administrator Rob Sarro in attendance to discuss the jail project, Tobolic asked to move item 14, Received for Review: Allegan County Board of Commissioners – Allegan County Jail Project, up on the agenda to be heard next under item 4. A motion was made by Tobolic, seconded by Bouterse to approve the agenda as amended. The motion carried unanimously.

4. Received for Review:

Allegan County Board of Commissioners – Allegan County Jail Project

Allegan County Administrator Rob Sarro stated he is here to discuss the proposed change in site for the new sheriff's department and jail. Included with today's agenda packets, the Planning Commission received copies of the purchase agreement documents and site plans for the 22-acre Haworth Inc. chair plant located at 640 River Street in Allegan. The Board of Commissioners are very pleased with the opportunity to acquire the property and have a structure to work with, which will be a huge cost savings to the County and will keep 100 current jobs in the City of Allegan. Sarro stated some benefits of the site are quite obvious; among plans for some new construction, the County looks forward to renovating the existing office space of 16,000 sq. ft. into the new sheriff's office. Between renovation costs and money the County will save by not having to newly construct the space, it's apparent how the existing building almost pays for itself. Moreover, the infrastructure is already in place for water and sewer, which would have cost the County around 2 million had the jail been built at the Dumont location. Haworth representatives have agreed to sell the property for approximately 1.775 million, which is less than their listed price of 2.45 million. Although the prospect just recently presented itself, the BOC is now under time constraints to finalize the purchase agreement before the end of the year. Some very aggressive environmental testing will be done before the closing; the County has hired an environmental attorney to ensure there are no hazards on site. Tobolic thanked Sarro for attending the meeting to discuss the issue.

5. Approval of Meeting Minutes from November 9, 2009.

DeZwaan brought to attention an omission in the November 9, 2009 minutes under the Ganges Township rezoning request; she asked to have ‘PUD’ added to the motion to now read “A motion was made by DeZwaan, seconded by Spreitzer to approve the PUD rezoning request as recommended by the local planning commission. The motion carried with DeZwaan abstaining from the vote”. A motion was made by Bouterse, seconded by Pardee to approve the November 9, 2009 minutes as amended. The motion carried by everyone present.

6. Approval of Expenditures as of December 8, 2009.

Voss stated there are two expenditures that appear on the December 8, 2009 financial statements applied from the third quarter vouchers; \$938 for per diems and \$396 for mileage reimbursements. A motion was made by Voss, seconded by Buist to approve the expenditures as of December 8, 2009. The motion carried unanimously.

7. Public Participation.

None.

8. Discussion and Presentation Items:

None.

9. Commission Business:

None.

10. Continuing Education:

Cost-Share for Wetland Restorations Workshop, November 10, 2009 – Attendee Report, DeZwaan
DeZwaan attended the seminar and reported four conservation groups were present; the Allegan Conservation District, Natural Resources Conservation Service (NRCS), US Fish & Wildlife Service (FWS), and the Department of Environmental Quality (DEQ). They have maps of wetlands available to municipalities free of charge and DeZwaan requested some for Ganges Township. The conservation groups have focused on the original wetlands in Michigan historically; they pointed out areas where there are possibilities for restoration, where there may be possibilities for restoration, or where there will never be a possibility for restoration. Their goal is to achieve a net-loss; currently they are at 50% and the groups want to keep that number from growing. Funds are available to qualifying property owners who are interested in restoring wetlands in their jurisdiction.

11. Communications:

None.

12. Final Actions Received:

None.

13. Received for Notice:

a. Watson Township – Pardee

Notice of Public Hearing on Wednesday, December 2, 2009 at 7:30 P.M. at the Watson Township Hall, Allegan. The purpose of the hearing is to receive public comment on the proposed updated Master Plan.

b. Gun Plain Township – Vogeler

Notice of Public Hearing on Wednesday, December 16, 2009 at 7:00 P.M. at the Gun Plain Township Hall, Plainwell. The purpose of the hearing is to receive public comment on the proposed updated Master Plan.

14. Received for Information:

a. 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.

b. Trowbridge Township – Master Plan Final, October 2009

c. Zoning Bulletin Newsletter, 24 Issues Annually \$168

15. Martin Township PA116, Boerson Farms Inc. – Tobolic, Pardee

a. Total acreage in cultivation is 12 for parcel numbers 15-017-009-20 and 15-017-009-10.

b. Total acreage in cultivation is 93 for parcel numbers 15-028-012-00 and 15-021-011-20.

c. Total acreage in cultivation is 57 for parcel numbers 15-036-008-30, 15-036-008-60, 08-001-013-00, and 15-036-008-80.

d. Total acreage in cultivation is 220 for parcel numbers 15-013-008-00, 15-013-001-00, and 15-012-019-00.

The Martin Township PA116 for Boerson Farms was tabled during the November 9, 2009 meeting pending receipt of some missing pages from the application for 15.a. parcel numbers 15-017-009-20 and 15-017-009-10. Tobolic stated the missing pages were received and there are still unanswered questions regarding the eligibility requirements.

A motion was made by Tobolic, seconded by Spreitzer to table the Martin Township PA116 application for item 15.a. parcel numbers 15-017-009-20 and 15-017-009-10 until further review of the eligibility requirements. The motion carried with an eight to one vote count.

Yes - Kelle Tobolic
Yes - Fritz Spreitzer
Yes - Terry Burns

No - Ken Pardee
Yes - John Bouterse
Yes - Jackie DeZwaan

Yes - Sam Dykstra
Yes - Dawn Buist
Yes - Marv Voss

In regards to the remaining three applications, Tobolic stated everything is in order and found no objections. With no further comment, a motion was made by Tobolic, seconded by Burns to approve the Martin Township PA116 applications for items 15.b. parcel numbers 15-028-012-00 and 15-021-011-20; 15.c. parcel numbers 15-036-008-30, 15-036-008-60, 08-001-013-00, and 15-036-008-80; and 15.d. parcel numbers 15-013-008-00, 15-013-001-00, and 15-012-019-00. The motion carried by everyone present.

Ayes 9; Nays 0; Absent 1; Abstaining 0

16. Monterey Township Ordinance Amendment – Spreitzer

The proposed text amendment would amend Section 10.42 Regulation of Race Tracks and Obstacle Courses: The operation of any race track, proving ground, testing area, or obstacle course for vehicles, motorcycles, boats, racers, automobiles, trucks, go-karts, snowmobiles, off-road vehicles, or vehicles of any kind or nature is prohibited on all Residential zoned land in the Township as well as within 1000 feet of any Residential zoned lands. A special use permit, which includes hours of operation, is required in all other zoning districts in the Township. The ordinance amendment was approved by the Local Planning Commission on November 9, 2009.

Reasons for action taken: To preserve the peace and tranquility of a rural community.

Ayes 5; Nays 0; Absent 0; Abstaining 0

Spreitzer stated the proposed amendment is self-explanatory; he has no objections or further comment at this time. A motion was made by Spreitzer, seconded by Voss to approve the text amendment as recommended by the Local Planning Commission. The motion passed with a unanimous vote.

Ayes 9; Nays 0; Absent 1; Abstaining 0

Standing Committee Reports:

17. L.I.S. – Valdis Kalnins, Director

Kalnins reported there are some projects that are coming to the point of culmination. The aerial imagery tiles were received and LIS will be reviewing the individual tiles all this week. Once they are approved, the hard drive will be sent back to the company and they will stitch the tiles together into a county-wide mosaic. This is essentially the final approval of the imagery and the vendor should be able to have them completed by the end of the year.

Next, the Allegan County road maps have been sent off to the printer to be published; delivery is expected by the first week in January.

Finally, LIS is looking to get an interactive web mapping portal set up that will allow users to look at the aerial imagery of the county with the parcel overlays, retrieve information, and connect to the VSA website through a more unified, single location instead of looking up each piece of information separately. More information will be forthcoming and Kalnins will give a demo once he knows how it will evolve. The contract was forwarded to Administration; there is virtually no cost involved. The vendor who proposed the portal is looking at taking subscriptions for access to the data from real estate agents and potentially local units of government as a cost-share with the county; the county would receive some revenue from any subscriptions or record retrievals. Kalnins stated this is a unique approach and they are going to wait to see what happens.

18. County Master Plan Committee – Voss

Voss stated the committee has gone through the entire master plan and must now determine how it will be set up in the book to make it into a cohesive document. The project is moving right along; a public hearing will be scheduled sometime in the next two to three months.

19. Work Program Committee – Pardee

Allegan County Planning Commission Bylaws update.

Pardee stated there are no bylaw updates at this time; the committee plans to meet again today following the meeting. Tobolic reported on a meeting she attended where a focus group had a unique way of collecting information on a variety of subjects to be compiled and passed on to the state legislatures; a pamphlet was passed around for the Commission to review. Although she is unsure how long they plan to hold the focus groups, she said it was very interesting and asked if it would be good for the annual planning commission seminar in March; no decision was made at this time.

20. Dept. of Public Works – Rininger

None.

21. Parks Commission / Recreation & Tourism – Spreitzer

Reporting on the Parks Commission meeting, Spreitzer stated New Richmond Bridge Park is now completed with the exception of some signage that will be placed in the spring. The equestrian trails are not quite finished in the Silver Creek area. Some campsites are going to be converted over in the spring for equestrian use at Ely Lake and Pine Point Campgrounds. The Board of Commissioners approved an increase in overnight camping and daily horse trail fees for all three county campgrounds; campsites increased to \$12 per

night plus \$3 per horse per night for equestrian sites; daily horse trail fees increased to \$5 per horse. As always, the annual season pass can be used for the daily horse trail fees and the overnight trail fees, and excludes the \$12 per night campsite fee. Spreitzer stated the fee increases will bring in more revenue than people know and the camping fee is still lower than other campgrounds.

22. Region 8 – Burns

Burns attended a Region 8 meeting last Friday; Jack Turner, who was appointed by President Obama to run the whole state, was in attendance from USDA Rural Development Authority located in Lansing. On their website there are grant funds available that are intended to be geared towards new business development. Burns stated it is possible Allegan County might be eligible to apply for the new jail. Although this is nothing new, at this time the funds have not been utilized as planned.

23. Resource Recovery – Hinz

Hinz stated the expired or unwanted medication collection held on November 21 was a success; collected and properly disposed were 260 lbs of over-the-counter and prescription medications that were not controlled substances, and 4 lbs of controlled substances. The collection and disposal was funded by money received from Perrigo and Allegan Community Pharmacy; there are enough funds remaining to do one more collection, possibly in the spring.

24. Board of Commissioners – Burns, Spreitzer

Spreitzer stated the BOC still has the budget to approve, which is coming soon. Next, the BOC received information from Paul Wylie, MSU Extension Director, regarding internal discussions of restructuring the MSU Extension office; the plans are now under review by their external stakeholders starting with their partners in state government.

Regarding the county budget, Burns stated the BOC is looking at funds that are held in reserve to be used if needed. There is one more meeting before the end of the year to balance the budget.

25. Education – Buist

Buist reports she will attend a second meeting where all the school board members will be in attendance. The schools are going to partner more services and they hope to find more ways to do that; the whole county is working together to make it happen.

26. Discussion and Presentation Items:

Allegan Township Planning Commission Request – County Wide Wind Energy Ordinance

Spreitzer stated Allegan Township is looking for a model wind energy ordinance that all the townships can go by so they are more aligned with each other and are consistent throughout the county; some townships have already put a lot of time into writing an ordinance. If the county had a model, the townships could either use it or develop their own. Spreitzer stated the Planning Commission may want to consider this down the road; Tobolic stated the matter will be added to the agenda for next month's discussion.

27. Public Participation:

None.

28. Round Table:

DeZwaan reported the Ganges Township BOC was asked to pass a resolution for the Heritage Trail Blue Star Highway bike trail route that will run through Allegan County all the way up to Ludington; the resolution passed.

Spreitzer asked what the next step is for the PC bylaws. Tobolic stated there is a meeting she is attending around January 22, 2010 and the bylaws must be completed by then; the Works Committee will continue to work on them.

Tobolic stated she is glad that Rob Sarro attended the meeting to explain the proposed jail property.

29. Adjournment:

A motion was made by Voss, seconded by Bouterse to adjourn the meeting at 3:11 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, January 11, 2010 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.