
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: February 8, 2010
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 January 11, 2009.
5. Approval of Expenditures as of February 3, 2010.
6. Public Participation.
7. Discussion and Presentation Items:
8. **Commission Business:**
The election of Gale Dugan was approved by the Allegan County Board of Commissioners on January 14, 2010; term to expire on June 8, 2012. Dugan is a resident of Otsego and will represent Otsego Township and the City of Otsego for the Allegan County Planning Commission.
9. **Continuing Education:**
Citizen Planner: Michigan Association of Planning 2010: Planning and Zoning Essentials
 - Non-member: \$115 Full Program; \$105 Planning Commission Essentials; \$105 Zoning Board of Appeal Essentials (discount available for MAP/APA members)
 - Registration after February 17, 2010: Add \$20
 - Lansing, MI on March 2, 2010
10. Communications:
11. Final Actions Received:
12. Received for Notice:
13. **Received for Information:**
M-40/M-89 Corridor Committee Meeting – Voss
14. Received for Review:
15. **City of Plainwell Draft Master Plan Update – Vogeler**
The Plainwell City Council 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 December 15, 2009, the statutory 63 review period has commenced and all comments or concerns should be forwarded to the township within that period.

16. City of Allegan Draft Master Plan Update – Spreitzer

The Allegan City Council 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 December 28, 2009, the statutory 63 review period has commenced and all comments or concerns should be forwarded to the township within that period.

17. Martin Township Ordinance Amendments – Vogeler

a. The proposed text amendment would amend Article XVIII of the zoning ordinance regarding Zoning Board of Appeals to add up to two alternate members and other amendments to comply with the Zoning Enabling Act; Article XIX to provide for notification requirements concerning four or fewer dwelling units; and Article XXI regarding amendment procedures. The ordinance amendment was approved by the Local Planning Commission on December 2, 2009.

Reasons for action taken: The amendments were necessary in order to comply with PA12 of 2008 which further amended PA110 of 2006 (Zoning Enabling Act). The amendments were fairly minor and addressed Zoning Board of Appeals membership, public notification requirements, and amendment procedures.

Ayes 6; Nays 0; Absent 1; Abstaining 0

b. The proposed text amendment would amend Section 4.33, Article IV, Wind Energy Systems. The amendment will establish regulations for the installation and operation of Wind Energy Systems (WES). Provides for definition, heights, zoning districts, permitting, setbacks, blade arc, lighting as required by FAA, plans to decommission and remove, sound limits, shadow flicker. The ordinance amendment was approved by the Local Planning Commission on December 2, 2009.

Reasons for action taken: With the introduction of alternative energy systems in Michigan, a Wind Energy Systems Ordinance was necessary. A planner who provided model language to adopt was consulted.

Ayes 6; Nays 0; Absent 1; Abstaining 0

c. The proposed text amendment would amend Section 4.34, Article IV, MET Tower Ordinance to address the placement of said towers and requirements for the site plan review. The ordinance amendment was approved by the Local Planning Commission on December 2, 2009.

Reasons for action taken: The MET tower (meteorological tower) is needed before a wind farm is established. The MET tower measures the wind speeds over time to see if establishing a wind farm is practical. With the advent of wind farms in Michigan, this ordinance was important to be ahead of the curve.

Ayes 6; Nays 0; Absent 1; Abstaining 0

Standing Committee Reports:

18. L.I.S. – Valdis Kalnins, Director

19. County Master Plan Committee – Vogeler

20. Work Program Committee – Pardee

Allegan County Planning Commission Bylaws Update

21. Dept. of Public Works – Rininger

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

23. Region 8 – Burns

24. Resource Recovery – Hinz

25. Board of Commissioners – Burns, Spreitzer

26. Education – Buist

27. Discussion and Presentation Items:

Allegan Township Planning Commission Request – County Wide Wind Energy Ordinance

28. Public Participation:

29. Round Table:

30. Adjournment:

The next regular meeting of the Allegan County Planning Commission will be held on **Monday, March 8, 2010 at 1:30 P.M.** in the Human Services Building, County Services Complex, 3255 – 122nd Avenue, Allegan, Michigan.