
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: March 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.

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, John Bouterse, Dawn Buist, Terry Burns, Fritz Spreitzer, and Gale Dugan

Absent: Sam Dykstra and Jackie DeZwaan

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director.

3. Approval of Agenda.

A motion was made by Dugan, seconded by Pardee to approve the agenda as presented. The motion carried unanimously.

4. Approval of Meeting Minutes from February 8, 2010.

A motion was made by Buist, seconded by Vogeler to approve the February 8, 2010 minutes as presented and emailed. The motion carried unanimously.

5. Approval of Expenditures as of March 2, 2010.

Voss stated the only expenditure to appear in this month's financial report is on line item Education/Training in the amount of \$105 for DeZwaan's Citizen Planner workshop on March 2, 2010. Tobolic informed Voss that, due to a change in venue where the workshop was to be held, DeZwaan was forced to cancel her registration. At that time, a check had already been allocated; Foreman contacted Administration who was able to intercept and void the check. Foreman will follow-up with Finance to ensure the amount is deposited back into the appropriate account. A motion was made by Voss, seconded by Dugan to approve the expenditures as of March 2, 2010. The motion carried unanimously.

6. Public Participation.

None.

7. Discussion and Presentation Items:

None.

8. Commission Business:

None.

9. Continuing Education:

Dugan asked how to go about purchasing the four must-have books for planners; Foreman had emailed information regarding the book order and an online course module to the Planning Commission members. Tobolic informed Dugan the Planning Commission only pays for approved planning workshops/courses; books that are not part of a class are excluded from reimbursement.

Tobolic asked if anyone has taken the online course module “Growth through Adaptive Reuse” for \$69, as she would like to do the online course herself. A motion was made by Voss, seconded by Bouterse to approve the purchase of the online course module “Growth through Adaptive Reuse” for \$69 for Tobolic. With Tobolic abstaining from the vote, the motion carried.

Ayes 8; Nays 0; Absent 2; Abstaining 1

10. Communications:

None.

11. Final Actions Received:

Gun Plain Township Master Plan – Vogeler

The Gun Plain Charter Township Master Plan was adopted by the Township Board on January 7, 2010.

12. Received for Notice:

a. City of Plainwell – Vogeler

Notice of Public Hearing on Wednesday, February 17, 2010 at Plainwell City Hall. The purpose of the hearing will be to consider the final draft of the Plainwell City Master Plan.

b. Allegan Township – Spreitzer

Notice of intent, the Allegan Township Planning Commission will review and amend the Allegan Township Master Plan over the next few months.

13. Received for Information:

a. State of Michigan – Final Environmental Impact Statement (EIS) for the proposed US-31 Holland to Grand Haven study in Ottawa County, Michigan.

b. Allegan County Parks & Recreation Master Plan 2010

The Allegan County Parks & Recreation Five-Year Master Plan for 2010 is completed and now available to view on their web page.

14. Received for Review:

None.

15. Gun Plain Township PA116, Boerson Dennis/Ross – Vogeler, Dugan

Total acreage in cultivation is 110 for parcel numbers 08-010-008-00 and 08-015-008-00.

Dugan stated the application for the parcel located at 106th Avenue in Gun Plain Township is straightforward and all the information is correct. The Township erroneously sent the application to the State prior to submitting it to the County Planning Commission for their approval. A motion was made by Dugan, seconded by Vogeler to approve the Gun Plain Township PA116 application for parcel numbers 08-010-008-00 and 08-015-008-00. The motion carried by everyone present.

Ayes 9; Nays 0; Absent 2; Abstaining 0

16. Dorr Township PA116, Berens Steven D/Danielle L – Bouterse, Dugan

Total acreage in cultivation is 60 for parcel number 05-034-001-00.

Dugan stated this parcel is located on the corner of 138th Avenue and 16th Street in Dorr Township and everything seems to be in order. Again, this application was sent to the State before obtaining the County Planning Commission's approval. A motion was made by Dugan, seconded by Vogeler to approve the Dorr Township PA116 application for parcel number 05-034-001-00. The motion carried by everyone present.

Ayes 9; Nays 0; Absent 2; Abstaining 0

17. Clyde Township Ordinance Amendment – Voss

The proposed text amendment would make changes to Section I, Article 2, Definitions, adding wind tower verbiage; and Section II, Article 3, General Provisions, adding verbiage to protect natural resources. The ordinance amendment was approved by the Local Planning Commission on February 16, 2010.

Ayes 4; Nays 0; Absent 3; Abstaining 0

Voss stated the township needed to amend the ordinance by adding verbiage regarding wind energy. They have been working on the amendment for about a year and hired Michigan Township Services to get it done. Spreitzer added he has been working with another township that is also in the process of updating their ordinance regarding wind energy, and he has lots of detailed information if anyone wants it for their townships. A motion was made by Voss, seconded by Bouterse to approve the text amendment as recommended by the Local Planning Commission. The motion passes with a unanimous vote.

Ayes 9; Nays 0; Absent 2; Abstaining 0

18. Heath Township Ordinance Amendment – Buist

The proposed text amendment would affect Chapter XV, Section 15.01, Creation, changing the number of members on the Zoning Board of Appeals from three to five members, with two appointed alternate members to serve in the absence of a regular member. The ordinance amendment was approved by the Local Planning Commission on February 18, 2010.

Reasons for action taken: The Board felt three members were not enough and there should also be two alternates.

Ayes 5; Nays 0; Absent 0; Abstaining 0

Buist stated the township changed the number of members on the Zoning Board of Appeals from three to five and added two alternate members. A motion was made by Buist, seconded by Pardee to approve the text amendment as recommended by the Local Planning Commission. The motion carried.

Ayes 9; Nays 0; Absent 2; Abstaining 0

Standing Committee Reports:

19. L.I.S. – Valdis Kalnins, Director

Kalnins reported Land Information Services is about half-way done distributing the aerial imagery to the townships. They are still awaiting the county-wide mosaic; the vendor is having trouble processing the larger file which is already a time consuming process.

20. County Master Plan Committee – Vogeler

Kalnins handed out a copy of the 2010 Allegan County Draft Master Plan to all the members and stated most chapters are in final draft form. The intent now is for the Commission to take time to read and review the plan making note of any issues they find that may include: spelling and grammar errors; confusing text; missing or inaccurate information; disagreement with analysis or statement.

Kalnins also asked members to read through the Future Initiatives and choose the top five items they feel should be a priority focus area for the Planning Commission. The Future Initiatives are identified in Chapter 9, Goals and Objectives, where there are 27 bulleted items listed. In the case of item 12 under Coordinated Planning and Zoning, another 12 initiatives can be found for consideration. Finally there is item 28 where members can write their own action item if they feel something is missing, bringing the total number of items to be considered as a top priority focus area to 40. Once your top five priorities are chosen, please email them to Foreman at rforeman@allegancounty.org by Wednesday, March 24, so the committee can compile them prior to the April PC meeting. Kalnins hopes to present the identified priorities to the Commission during the April 12, 2010 meeting where they can then be discussed and narrowed down to the three top focus areas.

21. Work Program Committee – Pardee

Allegan County Planning Commission Bylaws Update

Pardee asked if the bylaws have been reviewed by the Board of Commissioners; Foreman did not realize she was expected to submit an RFA after the February meeting to have the bylaws added to the BOC agenda. Having never done it, she will contact Administration to find out the procedure to submit the request as soon as possible.

22. Dept. of Public Works – Rininger

None.

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

Tobolic reported the ribbon cutting ceremonies are all set for New Richmond Bridge Park at 10am on June 5, 2010 and the equestrian trail system at 2pm on May 21, 2010 at Silver Creek County Park. The Parks Commission was told the total number of trail miles in the Silver Creek area is 30 miles, and there are just over 29 miles of trails in the Pine Point and Ely Lake campground areas combined. As long as the weather cooperates, the Parks Commission anticipates a great turnout for both events.

24. Region 8 – Burns

None.

25. Resource Recovery – Hinz

None.

26. Board of Commissioners – Burns, Spreitzer

Burns stated everything is now straightened out with the volunteer group Wishbone; they are now able to get into the animal shelter to help out with the animals during off times. He also informed the Commission the Board of Commissioners hired an architect firm, RQAW, to design the new jail. Spreitzer stated the BOC will hold a design charette with County Administration, members of law enforcement, and the 11 member architect team in a couple of weeks. Ultimately, it will be the BOC's responsibility to limit the project to only what is necessary. Once the design becomes available, it will be presented to the Planning Commission for their review.

27. Education – Buist

None.

28. Discussion and Presentation Items:

None.

29. Public Participation:

None.

30. Round Table:

Voss stated the project to repave M-89 between Allegan and Otsego he reported during last month's meeting may be delayed until 2011 due to funding issues.

Dugan visited with the Otsego Township Planning Commission to discuss issues. Also, the City of Otsego is working on an outdoor furnace ordinance.

Spreitzer reiterated the information on wind energy is available for all local units of government who want it.

31. Adjournment:

A motion was made by Vogeler, seconded by Buist to adjourn the meeting at 2:41 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, April 12, 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.