
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: April 12, 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, Gale Dugan, Sam Dykstra and Jackie DeZwaan

Absent: Fritz Spreitzer, Terry Burns and Dawn Buist

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director; Bill Hinz, Environmental Health Director.

3. Approval of Agenda.

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

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

Dugan asked the minutes be amended under item 15., add the parcel location as 106th Avenue, and amend item 16. "...parcel is located on the corner of 108th Street and 16th Street..." to now read "...138th Avenue and 16th Street..." A motion was made by Dugan, seconded by Pardee to approve the March 8, 2010 minutes as amended. The motion carried by everyone present.

5. Approval of Expenditures as of April 6, 2010.

Voss stated the expenditure of \$941 for per diems and \$407 for mileage, both for 1st quarter voucher reimbursements, appeared on this month's financial report. Also, a credit in the amount of \$105 for DeZwaan's canceled workshop appears on line item Education/Training. A motion was made by Voss, seconded by Vogeler to approve the expenditures as of April 6, 2010. The motion carried by everyone present.

6. Public Participation.

None.

7. Discussion and Presentation Items:

None.

8. Commission Business:

Review and discuss the goals and objectives for the Allegan County Planning Commission’s Department Description Statement/Core Services for 2011 due on April 16, 2010.

The Planning Commission’s current Department/Activity Description Statement was included in the agenda packets distributed last week on April 7, 2010. Tobolic asked if everyone had a chance to review the statement and if there are any additions or revisions to be made to the goals and objectives; at this time she stated the description cannot be significantly revised until the Board of Commissioners amends the Allegan County Planning Commission Ordinance 1007.01 to reflect the Michigan Planning Enabling Act 33 of 2008. It was suggested since the PC’s top priorities will be determined for the Master Plan during the discussion on Item 20, the same priorities could be adopted for this purpose as well.

After much discussion and tabulation of everyone’s top picks under agenda Item 20, the top goals and objectives that will be added to the current Department/Activity Description Statement for 2011 are as follows:

- Incorporate the Michigan Planning Enabling Act 33 of 2008 requirements, including capital improvement plans, into the Description Statement (pending the BOC’s adoption)
- Implementation of the new Master Plan (pending final approval)
- Public Utilities and Services
- Agricultural Preservation
- Coordinated Planning and Zoning

A motion was made by Dugan, seconded by Pardee to submit an RFA to the Board of Commissioners requesting they amend the Allegan County Planning Commission Ordinance 1007.01 to reflect the Michigan Planning Enabling Act 33 of 2008 per Section 81(b) *The legislative body shall amend any ordinance adopted before the effective date of this act to implement the charter provision, or repeal the ordinance and adopt a new ordinance, to fully conform to the requirements of this act made applicable by subdivision, by the earlier of the following dates: (ii) July 1, 2011.* The motion carried by everyone present.

9. Continuing Education:

a. MSU: CNU Michigan: 7-Steps to Build Better Places Workshop

- Non-member: Early rate before April 12, 2010: \$40; \$60 with full color guidebook
- After April 12, 2010: Flat rate of \$80
- Grand Rapids, MI on April 26, 2010

In view of the fact the registration deadline for the early rate is the same date as the meeting, Buist requested Foreman to register her for the workshop prior to April 12, 2010. Although she is absent from today’s meeting, Buist requests at this time the Planning Commission approve her registration fee of \$40 and mileage to attend the workshop in Grand Rapids on April 26, 2010. No other members are interested in attending the workshop at this time.

A motion was made by Voss, seconded by Dugan to approve the \$40 registration fee plus mileage for Buist to attend the MSU workshop “7-Steps to Build Better Places” in Grand Rapids on April 26, 2010. The motion passed with a unanimous vote.

Ayes 8; Nays 0; Absent 3; Abstaining 0

b. MSU: Citizen Planner: Small Scale Renewable Energy Systems 101 Workshops

- Non-member: Early rate before April 15, 2010: \$65
- After April 15, 2010: \$75
- Registration deadline is one week prior to each session
- West Olive, MI on May 5, 2010

No members are interested in attending the workshop at this time.

10. Communications:

None.

11. Final Actions Received:

City of Plainwell Master Plan – Vogeler

The City of Plainwell Master Plan was adopted by the Plainwell City Council on February 22, 2010.

12. Received for Notice:

a. City of Allegan – Spreitzer

Notice of Public Hearing at 7:05pm on Monday, April 19, 2010 at the Griswold Auditorium, 401 Hubbard Street, Allegan, Michigan. The purpose of the hearing will be to consider a proposed Master Plan.

b. City of Holland – Burns

The City of Holland Planning Commission intends to conduct two focused studies for potential amendments to the City of Holland Master Plan for specific locations in the Holland Heights neighborhood.

13. Received for Information:

None.

14. Received for Review:

None.

15. Gun Plain Township Ordinance Amendment – Vogeler

The proposed text amendment would make changes to the township's Wind and Solar Ordinance, Chapter 19, to provide criteria for the location and operation of wind energy systems and solar panels. The ordinance amendment was approved by the Local Planning Commission on March 17, 2010.

Reasons for action taken:

To provide regulations for wind energy systems and solar panels as the township currently does not have any provisions in place to regulate these systems.

Ayes 3; Nays 2; Absent 2; Abstaining 0

Vogeler stated the Township approved the ordinance; next it will be sent to the Township Board for their approval. A motion was made by Vogeler, seconded by Pardee to approve the text amendment as recommended by the Local Planning Commission. The motion carried by everyone present.

Ayes 8; Nays 0; Absent 3; Abstaining 0

16. Wayland Township Ordinance Amendment – Tobolic

The proposed text amendment would define districts, driveway access, setbacks, parking and maneuvering widths. The ordinance amendment was approved by the Local Planning Commission on March 10, 2010.

Reasons for action taken:

In anticipation of increased growth and building in the township, mainly due to the opening of the Gun Lake Casino, the Planning Commission wanted the rules and regulations to be updated to accommodate anticipated new businesses.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Tobolic stated the Township is just making some text changes; they are getting everything in order before the opening of the casino. A motion was made by Tobolic, seconded by Dykstra to approve the text amendment as recommended by the Local Planning Commission. The motion carried by everyone present.

Ayes 8; Nays 0; Absent 3; Abstaining 0

17. Manlius Township Ordinance Amendment – Voss

The proposed text amendment would make changes to the township’s Outdoor Lighting Ordinance #2010-1, to reduce or prevent light pollution and limit the impact of outdoor lighting on adjacent uses; to provide a savings clause and effective date; and to repeal all ordinances or parts of ordinances in conflict herewith. The ordinance amendment was approved by the Local Planning Commission on March 22, 2010.

Reasons for action taken:

- An applicant placed outdoor lighting on higher than a 35-foot pole.
- Lights were shining in neighbor’s bedroom windows.

Ayes 6; Nays 0; Absent 0; Abstaining 0

Voss stated the Township added a lighting ordinance limiting the height of an outdoor light fixture. When the issue was brought to their attention, the Township went to the ZBA who did not have any height limitations in place, so they added them to the existing ordinance. A motion was made by Voss, seconded by Pardee to approve the text amendment as recommended by the Local Planning Commission. The motion carried by everyone present.

Ayes 8; Nays 0; Absent 3; Abstaining 0

18. Dorr Township Rezoning Request – Bouterse

Change zoning from Commercial to B-2 Residential for part of Parcel Number 03-05-023-001-00. The request was approved by the Local Planning Commission on March 30, 2010.

Reasons for action taken:

- Parcel to be rezoned adjoins real property owned by applicant located in the B-2 Residential Zoning District.
- The proposed use (apartment building) will not cause a problem with public services, including fire, police, school capacity, and public road capacity.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Bouterse stated this request just came in last Thursday to change the zoning from Commercial to B-2 Residential for a parcel located in a commercial strip at the corner of 142nd Avenue and 14th Street near Bysterveld County Park. There had been a dilapidated home on the property which has since been torn down. Bouterse has questions about the rezoning request but has not had a chance to look into it and would like to go back to the Township for more information as the proposed zoning change does not appear to be consistent with the best available county copies of the Dorr Township zoning and future land use maps.

After much discussion, a motion was made by DeZwaan, seconded by Dugan to disapprove of the recommendation to approve the request made by the Local Planning Commission on March 30, 2010. The motion was denied with a seven to one vote.

No - Tobolic	No - Vogeler
No - Voss	No - Bouterse
Yes - Pardee	No - Dykstra
No - Dugan	No - DeZwaan

A subsequent motion was made by Bouterse, seconded by Voss to return the rezoning request to Dorr Township requesting they answer the seven rezoning questions for consideration that were issued by the Allegan County Planning Commission on October 5, 2009, and resubmit the request providing all supporting documents. The motion carried with a unanimous vote.

Ayes 8; Nays 0; Absent 3; Abstaining 0

Standing Committee Reports:

19. L.I.S. – Valdis Kalnins, Director

None.

20. County Master Plan Committee – Vogeler

Draft Master Plan Review / Future Initiatives

Kalnins projected the results from the eight members who responded to the email poll regarding their top five priorities listed under Chapter 9. Goals & Objectives. Although the individual top priorities were spread across many of the 39 potential action items/projects that could be undertaken by Planning Commission, collectively, there were six that received three or four votes. These fell into the broad categories of Coordinated Planning & Zoning (2 items); Agricultural Preservation (2 items); Economic Development (1 item) and Public Utilities & Services (1 item). Kalnins passed out sheets listing the six top items and asked the Planning Commission members present to individually select three items in an effort to narrow down the six top priorities to three. When tabulated, an action item within each of the following areas was selected as a top priority:

- Public Utilities and Services
- Agricultural Preservation
- Coordinated Planning and Zoning

These items will be highlighted in the Master Plan. Kalnins asked if anyone had amendments or additions to the content of the Master Plan. Anyone who has marked up their draft copy was asked to turn it into Kalnins so he can revise the draft. He will also email the members who are absent from today's meeting to get their comments. Kalnins reported that the maps are coming along and a basic set should be ready for the next meeting along with some related text.

21. Work Program Committee – Pardee

Allegan County Planning Commission Bylaws Update

Tobolic stated the RFA to have the amended bylaws added to the Board of Commissioners agenda was returned by Administration; the submission must have all the changes tracked for comparison purposes. Bouterse has been working on it, although he stated it would take some time due to all the changes.

22. Dept. of Public Works – Rininger

None.

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

None.

24. Region 8 – Burns

None.

25. Resource Recovery – Hinz

Hinz was asked about the new recycling bins; he stated the recycler went to bins from bags because they got some new equipment to speed up the process although it cannot handle the bags. Bouterse asked what are acceptable sizes and types of receptacles that can be used for collecting; Hinz is unsure and stated he would check into it.

26. Board of Commissioners – Burns, Spreitzer

Although Burns and Spreitzer are both absent today, Voss reported he attended the last BOC meeting; they approved the design for the new jail and he has a copy if anyone is interested in seeing it.

27. Education – Buist

None.

28. Discussion and Presentation Items:

None.

29. Public Participation:

None.

30. Round Table:

Voss attended a wind energy workshop a couple weeks ago held for the community at Hopkins High School. He stated the attendees were strictly an anti-group who has concerns regarding the effects of wind turbines.

Dugan reported Otsego has passed their wood-burning ordinance.

Pardee asked when the jail project will be discussed. From a planning perspective, a lot of people are against the location and Pardee wonders if the Planning Commission should take a stand one way or another.

31. Adjournment:

A motion was made by Vogeler, seconded by Dykstra to adjourn the meeting at 3:58 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, May 10, 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.