
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: May 10, 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, Fritz Spreitzer, Terry Burns, Dawn Buist, and Jackie DeZwaan

Absent: None.

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

3. Approval of Agenda.

Tobolic requested adding two items to the agenda under 8. Commission Business: a. Member's Terms Expiring June 8, 2010 - Voss, Bouterse, and Dykstra, and b. Election of Officers. A motion was made by Vogeler, seconded by Pardee to approve the agenda as amended. The motion carried by everyone present.

4. Approval of Meeting Minutes from April 12, 2010.

A motion was made by Buist, seconded by Spreitzer to approve the April 12, 2010 minutes as presented and emailed. The motion carried by everyone present.

5. Approval of Expenditures as of May 5, 2010.

Voss stated no change on this month's report except \$69.99 for the online course module for Tobolic. A motion was made by Voss, seconded by Bouterse to approve the expenditures as of May 5, 2010. The motion carried by everyone present.

Next Voss reported the executive team discussed the Planning Commission's proposed budget for 2011, and are adding 500 hours to cover the recording secretary's salary. A motion was made by Voss, seconded by Buist to accept the 2010 proposed budget as amended adding 500 hours for the recording secretary's wages. The motion passed unanimously.

6. Public Participation.

Laura Roys and Michael Ludlam, both from Monterey Township, are in attendance to observe the meeting and have no comment at this time.

**7. Discussion and Presentation Items:
Denied Rezoning Requests – Tobolic**

Tobolic would like to remind everyone if a local unit has denied a rezoning request, it should still come before the County Planning Commission for their review and comment; she also asked everyone to remind their cities and townships.

8. Commission Business:

a. Member's Terms Expiring June 8, 2010 – Voss, Bouterse, Dykstra

Voss and Bouterse both stated they would like to continue serving on the Allegan County Planning Commission; Dykstra announced he will not be seeking reelection. He stated there are other interests he is pursuing at this time, although he has enjoyed being a part of the Commission. He will send a letter of resignation to Tobolic, who will then forward it to Foreman. Foreman will submit Voss and Bouterse's applications, along with Dykstra's resignation letter, to Administration for submission to the BOC.

b. Election of Officers

With the current officer's terms expiring on June 8, 2010, Tobolic opened the floor for nominations for the Chairperson. Buist made a sweeping nomination for the current members to continue their same positions on the executive team, and they all agreed to accept the nomination; Tobolic as Chairperson, Buist as Vice Chairperson, Voss as Treasurer, and Bouterse as Secretary. Tobolic asked for any additional nominations for Chairperson, and there were none. Tobolic asked for any additional nominations for Vice Chairperson, and there were none. Tobolic asked for any additional nominations for Treasurer, and there were none. Tobolic asked for any additional nominations for Secretary, and there were none.

A motion was made by Dugan, seconded by Voss to close the nomination and asked for a unanimous vote to reelect Tobolic as Chairperson, Buist as Vice Chairperson, Voss as Treasurer, and Bouterse as Secretary for the Allegan County Planning Commission; terms to expire on June 8, 2011. The motion carried with a unanimous vote.

Ayes 11; Nays 0; Absent 0; Abstaining 0

9. Continuing Education:

a. MSU: 7-Steps to Build Better Places Workshop – Attendee Report, Dawn Buist

Buist reported that the 7-Steps to Build Better Places Workshop was very interesting; three presenters spoke about physical design and walk ability of neighborhoods, green initiatives, cultural and economic development, technology, transit and education, among other topics. The essence of the presentation was geared towards reverting back to the old style of neighborhoods. Examples include putting in alleyways instead of driveways to make it safer to put sidewalks in for kids, and develop housing and neighborhoods to accommodate all age groups and family sizes. They want to encourage large developers by giving them more freedom for design.

Tobolic stated she will give an update on the online course module at next month's meeting given that she is still in the process of completing it.

Voss informed the Commission of a MSU Advanced Academy workshop he would like to attend on June 17, 2010 in Lansing titled Practical Education for the New Economy. He stated the early registration deadline is on June 1, 2010 for the rate of \$110 (after June 1st the fee is \$125), so he is plans to pay for it out of pocket and asks for the Commission's approval to be reimbursed for the registration fee of \$110 plus his mileage to and from the workshop in Lansing on June 17, 2010.

A motion was made by Dugan, seconded by Pardee to approve reimbursement for Voss's registration fee of \$110, plus mileage to and from the MSU Advanced Academy: Practical Education for the New Economy workshop being held in Lansing on June 17, 2010. The motion passed by everyone present.

Ayes 11; Nays 0; Absent 0; Abstaining 0

b. MAP: 2010 Appointed and Elected Officials Institute

- 9am to 4pm on Wednesday, May 19, 2010
- Lansing Radisson Hotel
- \$115; \$135 after May 12, 2010

No one is interested in attending the workshop at this time.

10. Communications:

None.

11. Final Actions Received:

None.

12. Received for Notice:

City of Holland – Burns

The City of Holland has mailed out copies of their proposed draft Master Plan amendments to adjoining municipalities to ensure compliance with the requirements of the Michigan Planning Enabling Act.

13. Received for Information:

None.

14. Received for Review:

City of Holland Draft Master Plan Amendments – Burns

The Holland City Council has approved the review process of the City of Holland Draft Master Plan Amendments that was prepared by the Holland City Planning Commission. Upon receipt of the proposed draft master plan on April 21, 2010, pursuant to applicable State law the statutory 42-day review period has commenced and all comments or concerns should be forwarded to the city within that period.

Burns stated the Holland City Planning Commission is amending their Master Plan to allow them to change the zoning on three parcels just off Waverly Road and 32nd Street in Holland; the plan is to combine the three parcels into one and convert it into a senior services area. Foreman was asked to send a letter to the City of Holland.

15. Otsego Township Rezoning Request – Dugan

Change zoning from Commercial to Agricultural for part of Parcel Number 03-17-020-015-00 (new Parcel Number for tax roll 2010 is 03-17-020-015-10; 15 acres more or less). The request was approved by the Local Planning Commission on May 3, 2010.

Reasons for action taken:

- The request is consistent with the current land use in surrounding parcels.
- The proposed zoning complies with the Local Unit Master Plan.

Ayes 9; Nays 0; Absent 0; Abstaining 0

Dugan stated the property owner is requesting the change in zoning from Commercial to Agricultural for part of the parcel so he may rebuild; the previous home burned about two years ago. The entire parcel had been rezoned to Commercial in the 1960's when, at the time, there had been plans to build a business and bar which left the house in an inappropriate zoning district. Financially, the owners cannot afford to borrow against Commercial property to rebuild their home. A motion was made by Dugan, seconded by Pardee to approve the request as recommended by the Local Planning Commission. The motion passed unanimously.

Ayes 11; Nays 0; Absent 0; Abstaining 0

16. 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

During the April 12, 2010 meeting, a 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

Following last months meeting, Bouterse talked to Bob Wagner who submitted the additional supporting documents and answered the seven rezoning questions requested by the Planning Commission. Essentially, the property owner requests the zoning for a portion of the southwest corner of the parcel be changed from C (Commercial) to B-2 (Residential). Documents provided by the township established that the property adjacent and to the south had been rezoned to B-2 in 2004. Therefore, the current rezoning should not be considered spot zoning. Bouterse stated that although the 2007 Master Plan called for the area to remain commercial, there was designated medium density residential land to the south. In addition, most of the property is not suitable for commercial development; the applicant plans to construct an apartment building.

A motion was made by Bouterse, seconded by Voss to approve the rezoning request as recommended by the Local Planning Commission. The motion passed with a unanimous vote.

Ayes 11; Nays 0; Absent 0; Abstaining 0

Dugan asked if a letter should be mailed recommending the Township update their Master Plan to include the rezoning. A motion was made by Dugan, seconded by Vogeler to send a note of reference to the Dorr Township Planning Commission recommending they update their Master Plan to show that the parcel was changed from Commercial to B-2 Residential and that their five-year review of the Master Plan should include the change. The motion passed with a unanimous vote.

Ayes 11; Nays 0; Absent 0; Abstaining 0

Standing Committee Reports:

17. L.I.S. – Valdis Kalnins, Director

None.

18. County Master Plan Committee – Vogeler

Kalnins took all the edits he received from the Planning Commission members last month and incorporated them into the text of the Master Plan. He displayed the future land use map with the overhead projector and

asked the Commission to read the text and state any changes that should be made. Kalnins announced the Master Plan would be finished as soon as the associated maps are completed/updated.

Procedurally, the next step is to send the Master Plan to the Board of Commissioners accompanied with a letter asking for their review, comment and permission to release the Master Plan to the public for their review and comment. Kalnins agreed to draft the letter and distribute it to the Master Plan Committee and Chairperson for review. Once the cover letter was reviewed and approved, Kalnins asked the Planning Commission for their permission to send the Master Plan to the BOC for their review and comment.

A motion was made by Vogeler, seconded by Buist to send the Draft County Master Plan to the Board of Commissioners for their review and comment. The motion carried unanimously.

Ayes 11; Nays 0; Absent 0; Abstaining 0

19. Work Program Committee – Pardee

Bouterse has finished tracking the changes for the proposed amended bylaws and will email them to the Planning Commission members for their review before sending them to the Board of Commissioners; he asked Foreman to add the item to June’s meeting agenda.

20. Dept. of Public Works – Rininger

None.

21. Parks Commission / Recreation & Tourism – Tobolic

Tobolic reported the conversion of some campsites to accommodate equestrians at Ely Lake and Pine Point Campgrounds are now complete; equestrians are allowed to camp in designated equestrian sites only while non-equestrians are still welcome to camp at any site. The Allegan County Equestrian Trail System ribbon cutting ceremony is planned for Friday, May 21 at 2pm at Silver Creek Campground for the grand opening of almost 60 miles of equestrian trails. They are expected to be popular and draw a lot of new folks to the area.

The ribbon cutting ceremony for New Richmond Bridge County Park is at 10am on Saturday, June 5; immediately following the ceremony the historic bridge will be turned. Tobolic also reported the new boat launch at the park will have to be readjusted for the current water level of the river, which is currently lower than it was last fall when the launch was completed; she learned all three County boat launches were made to be adjustable for changing water levels. The Gun Lake boat launch will soon be closed for one week while repairs to the launch approach are being made; the Parks Director, Kevin Ricco, is currently obtaining bids on the project. Lastly, Tobolic reported there were about 175,000 visits to all the County parks in 2009, which is believed to be a conservative estimate.

22. Region 8 – Burns

None.

23. Resource Recovery – Hinz

None.

24. Board of Commissioners – Burns, Spreitzer

Burns passed around a schematic of the proposed jail and stated it may change as time goes on. He stated the Board of Commissioners chose a proposal and will levy a millage in August; they are looking at a \$20 million price tag at 2.9 mils.

Spreitzer stated the Equalization Department has issued a report that projects the amount of collected taxes will be down by \$820,000 for 2010, which will have to be cut from the County’s 2011 budget.

25. Education – Buist

Buist stated Judge Skocelas will be bringing court to Hopkins schools on the 14th of May from 12:40 to 2:15pm; he has five real cases that will be tried in front of the kids at the school. Buist is looking forward to the presentation and said it should be very interesting and a great learning experience for the students; the public is also invited.

26. Discussion and Presentation Items:

M-40/M-89 Corridor Committee Meeting – Voss

Voss reported on a couple road projects in Otsego; repairs are being done on the bridge and MDOT is also resurfacing a section of road adding 2” to the asphalt, which is a three-day job done at no cost to the State. Next, they are making a turn lane on Eastern Avenue in Allegan and in September, MDOT plans to do work on M-40 south of Allegan.

27. Public Participation:

Michael Ludlam, stated he has some questions for Tobolic after the meeting; he is curious how the Planning Commission works and may be interested in taking Dykstra’s vacated seat. He was informed to go on the County website to fill out an application for Consideration of Appointment and turn it into Administration as soon as possible.

28. Round Table:

DeZwaan reported Ganges Township was planning to hold two public hearings at the end of this month but never heard back from their attorney regarding the implementation of their zoning ordinance to match the updated Master Plan. She stated by the time it comes to the PC for review, it will be quite an intensive document.

Burns thanked Dykstra for his service on the Planning Commission.

Heinz stated construction for the new battery plant in Holland is supposed to begin in June.

Dugan thanked Dykstra for his service on the Planning Commission.

Pardee stated he saw Rich Haugh, who says hi to everyone.

Bouterse thanked Dykstra for his service on the Planning Commission.

29. Adjournment:

A motion was made by Dugan, seconded by Vogeler to adjourn the meeting at 2:54 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, June 14, 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.