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# COUNTY OF ALLEGAN

## PLANNING COMMISSION

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KELLE TOBOLIC, Chairperson  
3255 – 122<sup>nd</sup> Avenue, Ste 103  
County Services Building  
Allegan, Michigan 49010-1350  
email: kelle623@sbcglobal.net

## AMENDED AGENDA

**Meeting Date:** June 14, 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 May 10, 2010.**
5. **Approval of Expenditures as of June 9, 2010.**
6. **Public Participation.**
7. **Discussion and Presentation Items:**
  - a. **Wind Assessment Outreach Project**

West Michigan Wind Assessment is proposing to conduct a “Delphi Inquiry” to engage local experts from a variety of fields to determine where the consensus lies regarding onshore and offshore wind energy development in West Michigan’s coastal zone.
  - b. **Wind Assessment Outreach Informational Meeting**

The Allegan County Planning Commission members are invited to a meeting of the West Michigan Wind Assessment on Thursday, July 1 at MAREC (Muskegon) from 10AM to 12PM.
  - c. **County Level Planning Commission Meeting**

A presentation and discussion regarding county level planning commissions is scheduled for July 1, 2010 at 10AM in the Human Services Building – Zimmerman Room.
8. **Commission Business:**
  - a. The election of Bouterse and Voss for a three year term was approved by the Board of Commissioners on May 27, 2010.
  - b. Sam Dykstra resignation letter.
  - c. Request for assignment change.
  - d. Application of Consideration of Appointment, Jim Ramey of Wayland.

**9. Continuing Education:**

a. MSU: Growth through Adaptive Reuse, Online Course Module – Tobolic

b. MSU: Practical Education for the New Economy – Tobolic

**10. Communications:**

**11. Final Actions Received:**

**City of Allegan Master Plan – Spreitzer**

The City of Allegan Planning Commission has worked to review and update the City Master Plan. On April 26, 2010, the City Council approved and adopted the Master Plan, pursuant to the requirements of the Michigan Planning Enabling Act.

**12. Received for Notice:**

**13. 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. Allegan County Parks & Recreation**

Gun Lake County Park boat ramp repair plans.

**14. Received for Review:**

**15. Overisel Township PA116 – Buist, Duncan**

Application for a partial termination of Farmland Development Rights Agreement #03-18851-123111, 2.33 acres of Parcel Number 03-18-012-015-00.

**16. Monterey Township Ordinance Amendment – Spreitzer**

The proposed text amendment would make changes to Section 10.41 On-Site and Utility Grid Energy Systems of the Monterey Township Zoning Ordinance which would replace the section in its entirety. The request was approved by the Local Planning Commission on May 24, 2010.

Reasons for action taken:

- To prepare for wind turbine project that may want to come into Monterey Township.
- To address citizens concerns.

Ayes 4; Nays 1; Absent 0; Abstaining 0

**17. Gun Plain Township Rezoning Request – Vogeler**

Change zoning from R-4 to R-2 for Parcel Number 03-08-019-003-10. The request was approved by the Local Planning Commission on May 19, 2010.

Reasons for action taken:

- The proposed zoning complies with the Local Unit Master Plan.
- The existing home is situated in R-4 and is a non-conforming use.
- The property was rezoned to R-4 in a prior rezoning and should not have been included.
- There is R-2 zoning across the street and will be consistent.

Ayes 5; Nays 0; Absent 2; Abstaining 0

**18. Wayland Township Ordinance Amendment – Tobolic**

The proposed text amendment would make changes to the Zoning Ordinance of Wayland Township to combine Home Occupation and Family Business regulations to be called Home Based Businesses. The request was approved by the Local Planning Commission on May 12, 2010.

Reasons for action taken:

- To combine Family Business and Home Occupation into one ordinance to make applications easier and cheaper.

Ayes 6; Nays 0; Absent 1; Abstaining 0

**19. Laketown Township Ordinance Amendment – Burns**

The proposed text amendment would make changes to the Laketown Township Zoning Ordinance, adding it to the Laketown Township Code of Ordinances. The request was approved by the Local Planning Commission on June 2, 2010.

Reasons for action taken:

- Laketown Township is going through the process of codifying its ordinances.
- The Laketown Township Zoning Ordinance will no longer be a stand alone document. Rather, it will become Chapter 38 in the Laketown Township Code of Ordinances.
- There have been no substantive changes to the Zoning Ordinance. It is a restatement in a new format with new section numbers.

Ayes 5; Nays 0; Absent 1; Abstaining 0

**20. Laketown Township Rezoning Request – Burns**

Change zoning from AG to I-1 for the south half of Parcel Number 03-11-013-001-00. The request was approved by the Local Planning Commission on June 2, 2010.

Reasons for action taken:

- The proposed zoning complies with the Local Unit Master Plan.
- The property is partially zoned industrial already.
- The property has expressway on two sides and county primary on third side.

Ayes 5; Nays 0; Absent 1; Abstaining 0

**21. Fillmore Township Ordinance Amendment – Buist**

The proposed text amendment would make additions and deletions to the Zoning Ordinance of Fillmore Township. The request was approved by the Local Planning Commission on May 17, 2010.

Reasons for action taken:

- Parks & Recreational uses are incompatible with intensive livestock and crop farming in the A-1 AG zone.
- Responded to an application to revise the Zoning Ordinance to allow campgrounds as a Special Use in A-2 AG zone.

Ayes 5; Nays 0; Absent 0; Abstaining 0

**Standing Committee Reports:**

**22. L.I.S. – Valdis Kalnins, Director**

**23. County Master Plan Committee – Vogeler**

**24. Work Program Committee – Bouterse**  
Allegan County Planning Commission Bylaws Update

**25. Dept. of Public Works – Rininger**

**26. Parks Commission / Recreation & Tourism – Tobolic, Spreitzer**

**27. Region 8 – Burns**

**28. Resource Recovery – Hinz**

**29. Board of Commissioners – Burns, Spreitzer**

**30. Education – Buist**

**31. Discussion and Presentation Items:**

**32. Public Participation:**

**33. Round Table:**

**34. Adjournment:**

The next regular meeting of the Allegan County Planning Commission will be held on **Monday, July 12, 2010 at 1:30 P.M.** in the Human Services Building, County Services Complex, 3255 – 122<sup>nd</sup> Avenue, Allegan, Michigan.