
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: July 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 Chairperson Kelle Tobolic at 1:31 P.M.

2. Roll Call.

Members present: Kelle Tobolic, Ken Pardee, Marv Voss, Tom Vogeler, John Bouterse, Gale Dugan, Dawn Buist, Jackie DeZwaan and Jim Ramey.

Absent: Fritz Spreitzer and Terry Burns.

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director; Bill Hinz, Environmental Health Director; and Rob Sarro, Allegan County Administrator.

3. Approval of Agenda.

Tobolic requested to amend the agenda under Item 6. Public Participation, by adding Rob Sarro who is in attendance to update the Commission on County projects. A motion was made by Pardee, seconded by Buist to approve the agenda as amended. The motion carried by everyone present.

4. Approval of Meeting Minutes from June 14, 2010.

A motion was made by Buist, seconded by Dugan to approve the June 14, 2010 minutes as presented and emailed. The motion carried by everyone present.

5. Approval of Expenditures as of July 7, 2010.

Voss stated this month's expenditure report shows the 2nd quarter reimbursements at \$995 for per diems and \$596 for mileage, and training expenses at \$230. A motion was made by Voss, seconded by Bouterse to approve the expenditures as of July 7, 2010. The motion carried by everyone present.

6. Public Participation.

Allegan County Projects Update – Rob Sarro

Sarro reports he has been working with Tobolic regarding the realignment of the County Planning Commission, and opening the line of communication is one of the first steps in the process. He passed out two documents; one that briefly updates current County projects and the other which outlines five design options for the new corrections facility that were presented to the Board of Commissioners on May 6, 2010. The BOC approved option one of the schematic design choices, which will provide the general direction for the actual designs to be drafted. Sarro informed the PC of design meetings to be held on July 27 (Jail) and 28 (Courthouse), and stated everyone is welcome to attend. Sarro continued by outlining the remaining updates in the County. In regards to the PC's requested Bylaws and Ordinance changes submitted to the BOC, Sarro stated he and Tobolic will continue to work together to develop recommended practices of the PC and will bring their suggestions back to each body. A follow-up meeting will then be held with Kurt Schindler.

7. Discussion and Presentation Items:

County Level Planning Commission Meeting

A presentation and discussion regarding county level planning commissions was held on July 1, 2010 at 10AM in the Human Services Building – Zimmerman Room.

Tobolic stated most of the Commission’s members were present for the meeting and asked if anyone has any thoughts; Voss and Vogeler stated it was very informative and a great meeting. The Planning Commission takes their business and role in the County very seriously and hopes the Board of Commissioners can see that as well. Tobolic stated it will be a give and take; Rob Sarro will be providing the PC with information that must be passed onto the local units of government in the County.

8. Commission Business:

The election of James Ramey was approved by the Allegan County Board of Commissioners on June 24, 2010; term to expire on June 8, 2013. Ramey is a resident of Wayland and will represent Heath and Fillmore Townships for the Allegan County Planning Commission.

Tobolic stated Jim Ramey was sworn in before the meeting and she welcomed him to the Allegan County Planning Commission.

9. Continuing Education:

MSU: Practical Education for the New Economy, June 17, 2010 – Tobolic, Voss – Attendee Report

Both Tobolic and Voss attended the MSU workshop on June 17, 2010 in Lansing. Voss reported the first part of the workshop was called ‘Walkable Communities’, which he did not find at all interesting and it did not include anything that had to do with zoning. The second part of the workshop dealt with ‘Roadside Agricultural Stands’ where farmers sell their own produce. According to State law, they can no longer be controlled by local zoning, although the townships can still regulate the buildings and parking areas. Voss stated he also heard there may be a new State law coming that would allow home-baked pies, etc. to be sold at the roadside stands. All in all, Voss stated they were very good workshops.

Tobolic stated one of the speakers, Pat Gillespie from the Gillespie Group (developers from the Lansing area), spoke from a developer’s point of view about what is working in real estate. He made some interesting points about the direction developers are going; they are looking for developments that give life and create energy. There is a lot of emphasis on cool signage and mixed uses are also very popular. The traditional way of planning was about anticipated growth, whereas today’s planning is about prosperity. The State is going through a major transition and communities will either understand what is necessary to prosper, or they won’t. Tobolic explained how in today’s world, college graduates will look for a place to live first and worry about employment later.

10. Communications:

None.

11. Final Actions Received:

a. Otsego Township enacted the request to change zoning from Commercial to Agricultural for Parcel Number 0317-020-015-00 “part”; new Parcel Number 0317-020-015-10 for 15 acres. Final action approved by the Township Board on June 14, 2010.

Ayes 5; Nays 0; Absent 0; Abstaining 0

b. Gun Plain Township enacted the request to change zoning from R-4 to R-2 for Parcel Number 0308-019-003-10. Final action approved by the Township Board on June 3, 2010.

Ayes 6; Nays 0; Absent 1; Abstaining 0

12. Received for Notice:

City of Holland – Burns

Notice of Public Hearing on Tuesday, July 13, 2010 at Holland City Hall. The purpose of the hearing will be to consider the request by the City of Holland Planning Commission to adopt amendments to the City of Holland Master Plan.

13. Received for Information:

West Michigan Wind Assessment Issue Brief 1

The first in a series of issue briefs on wind development along the lakeshore. The brief summarizes the factors that have influenced wind energy deployment around the world and brings the lessons home to West Michigan.

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 June 30, 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.

15. Valley Township Ordinance Amendment – Voss

The proposed text amendment would make changes to Chapter 25 Camping of the Valley Township Zoning Ordinance. The request was approved by the Local Planning Commission on June 22, 2010.

Reasons for action taken:

- To regulate camping on vacant, private property in Valley Township.
- To discourage blight of old, unused campers left on the property.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Voss stated the township wants to regulate camping in the forests on private property; there have been problems with campers being left vacant and becoming an eyesore to the community. A motion was made by Voss, seconded by Vogeler to approve the text amendment as recommended by the Local Planning Commission. The motion passed by everyone present.

Ayes 9; Nays 0; Absent 2; Abstaining 0

Standing Committee Reports:

16. L.I.S. – Valdis Kalnins, Director

None.

17. County Master Plan Committee – Vogeler

Vogeler stated the draft Master Plan has been submitted to the Board of Commissioners for their review.

18. Work Program Committee – Pardee

Wind Assessment Outreach Informational Meeting

Pardee stated the Committee will be meeting this afternoon to discuss the possibility of holding a workshop regarding wind energy development.

19. Dept. of Public Works – Rininger

None.

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

None.

21. Region 8 – Burns

None.

22. Resource Recovery – Hinz

Hinz reported on the Cottage Food Bill that Voss touched on earlier during his workshop update. If passed, the bill will allow for the preparation of non-hazardous food (baked goods, jelly, etc.) in a non-certified kitchen to be sold to individuals (cannot be sold commercially). The product must be labeled stating it was not produced in a licensed kitchen and proceeds cannot exceed \$15,000 per year.

23. Board of Commissioners – Burns, Spreitzer

None.

24. Education – Buist

None.

25. Discussion and Presentation Items:

None.

26. Public Participation:

None.

27. Round Table:

Jackie DeZwaan stated Ganges Township had their public hearing and are now moving forward with their zoning ordinance amendment.

Gale Dugan welcomed Jim Ramey and appreciates his participation.

Jim Ramey stated he is glad to be here and is looking forward to serving on the Commission.

John Bouterse welcomed Jim Ramey.

Kelle Tobolic welcomed and thanked Jim Ramey for his participation.

28. Adjournment:

A motion was made by Dugan, seconded by Bouterse to adjourn the meeting at 2:29 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, August 9, 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.