
COUNTY OF ALLEGAN

PLANNING COMMISSION



KELLE TOBOLIC, Chairperson
3255 – 122nd Avenue, Ste 102
Human Services Building
Allegan, Michigan 49010-1350
email: kelle623@sbcglobal.net

MINUTES

Meeting Date: October 4, 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 1:30 P.M.

2. Roll Call.

Members present: Kelle Tobolic, Ken Pardee, Marv Voss, Tom Vogeler, John Bouterse, Jackie DeZwaan, Gale Dugan (excused at 2:08 P.M.), Jim Ramey, and Terry Burns.

Absent: Dawn Buist and Fritz Spreitzer.

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director; Kevin Ricco, Parks/Recreation/Tourism & County Development Director; Rob Sarro, Allegan County Administrator.

3. Approval of Agenda.

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

4. Approval of Meeting Minutes from September 13, 2010.

A motion was made by Vogeler, seconded by Pardee to approve the September 13, 2010 minutes as presented and emailed. The motion carried by everyone present.

5. Approval of Expenditures as of September 29, 2010.

Voss stated last week everyone should have received their third quarter per diem and mileage reimbursement. A motion was made by Voss, seconded by DeZwaan to approve the expenditures as of September 8, 2010. The motion carried by everyone present.

6. Public Participation.

None.

7. Discussion and Presentation Items:

a. County Administrator's Update – Sarro

Sarro distributed a list of dates for the remaining meetings Administration organized and is holding to inform residents of the upcoming ballot proposal for the jail and sheriff complex project. For the first couple meetings there were only ten to twelve people who were in attendance. He hopes more folks will come out for the next meetings and invited the Commission to attend as well.

Overall in terms of the Planning Commission processes, a resolution was brought back to the Board of Commissioners a couple of weeks ago and they reviewed all of the comments and have tentatively approved

it; at their next regular BOC meeting they will give their final approval. They will be submitting their comments on the master plan back through resolution authorizing the plan be released to all of the local units. The BOC would also like to tentatively approve the final plan after all changes have been made. If all goes well it should be ready for the PC by next week.

Sarro and Tobolic had another teleconference with Kurt Schindler who reinforced that we are on the right track. His comments mimic some of the things discussed during the last couple of meetings; he recommends there be more specificity in the overall plan with more input from the stakeholders and more plans of policies. Our goal is to have a draft county review process and also a draft county capital plan by December which goes along with the overall master plan. The joint meeting on October 7 had to be rescheduled until December 13 due to the BOC working to finalize the budget that has a deadline of October 14.

To recap, work is being done on the master plan, capital plan, bylaw changes, and the new ordinance. Through these discussions it has been shown how these all affect one another and must be sorted out so procedures are in place moving forward; ultimately the goal is to get to a new ordinance that will pass.

b. County Development / Parks Commission / Recreation & Tourism – Ricco

Ricco stated he has nothing to report at this time on the Parks Commission; the next meeting is scheduled for tomorrow, October 5. He then reported the Board of Commissioners has approved ECT, Inc. as our vendor to help administer the EPA Brownfield Assessment Grant; hopefully the contract will be signed in the next couple weeks. There is already a project in the queue ready to take advantage of the assessment grant opportunity. Kevin stated if anyone is aware of a project in their community that could benefit from an environmental assessment, please contact him.

The Tourist Council is right in the middle of putting together the 2011 visitor's guide and are looking for fun facts about the County; if anyone knows any interesting facts, please send them to Kevin in the next couple of weeks. The TC should have a rough draft of the guide by the first or second week in November. Tobolic asked about funds for distribution; Kevin stated the group is working on alternative ways to have it distributed and should still be okay for next year.

c. Economic Development Commission Advisory Committee Discussion – Tobolic, Ricco

Tobolic stated she will be meeting with Ricco today after the meeting to continue the Economic Development Advisory Committee discussion.

8. Commission Business:

Approval of the 2011 Planning Commission Meeting schedule.

A motion was made by Dugan, seconded by Voss to approve the 2011 Planning Commission Meeting schedule as presented. The motion carried by everyone present.

9. Continuing Education:

Michigan Citizen Planner – Redefining Economic Strategies for the New Economy

The day-long event includes over 150 stakeholder groups with the goal to discover strategies around which there is broad support that could quickly be implemented to rapidly move Michigan into a more competitive economic position.

- Cost: \$25 (includes lunch), reserve online or call 517-432-8800
- October 7, 2010 at the Lansing Center in downtown Lansing

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

10. Communications:

None.

11. Final Actions Received:

None.

12. Received for Notice:

None.

13. Received for Information:

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.

14. Received for Review:

None.

15. Fillmore Township PA116, (Trusts) Balder, Henry & Marcia – Ramey, Dugan

- a. App No. 01-10, total acreage in cultivation is 31 for parcel number 03-06-033-011-00.
- b. App No. 02-10, total acreage in cultivation is 37.34 for parcel number 03-06-033-006-00.
- c. App No. 03-10, total acreage in cultivation is 37 for parcel number 03-06-032-001-20.
- d. App No. 04-10, total acreage in cultivation is 21.5 for parcel number 03-06-032-016-10.

Ramey spoke with the township trustee in regards to the four Farmland Agreement Applications submitted by property owners Henry and Marcia Balder. All four applications have been approved by Fillmore Township; the first three are expanding and the fourth was due to a change of ownership. Ramey stated everything is in order.

A motion was made by Ramey, seconded by Dugan to approve the Fillmore Township PA116 Applications: App No. 01-10 for parcel number 03-06-033-011-00, App No. 02-10 for parcel number 03-06-033-006-00, App No. 03-10 for parcel number 03-06-032-001-20, and App No. 04-10 for parcel number 03-06-032-016-10 as presented. The motion carried by everyone present.

Ayes 9; Nays 0; Absent 2; Abstaining 0

16. Fillmore Township PA116, Sunnyside Acres LLC – Ramey, Dugan

App No. 05-10, total acreage in cultivation is 101 for parcel number 03-06-032-002-20.

Ramey stated the applicant acquired the parcel located next to his current property and he is now combining the two parcels into one. A motion was made by Ramey, seconded by Dugan to approve the Fillmore Township PA116 Application for parcel number 03-06-032-002-20 as presented. The motion carried.

Ayes 9; Nays 0; Absent 2; Abstaining 0

17. Hopkins Township PA116, Wamhoff, Charles E & Barbara J – Buist, Dugan

- a. Total acreage in cultivation is 15 for parcel number 03-10-020-014-00.
- b. Total acreage in cultivation is 40.36 for parcel number 03-44-019-009-00 (section 19) and parcel number 03-44-020-001-00 (section 20).

Dugan stated there are two applications for the Wamhoff Dairy Farm; nothing is outstanding and everything seems to be in order. A motion was made by Dugan, seconded by Pardee to approve the Hopkins Township

PA116 Farmland Applications for a.) parcel number 03-10-020-014-00, and b.) parcel number 03-44-019-009-00 (section 19) and parcel number 03-44-020-001-00 (section 20) as presented. The motion carried by everyone present.

Ayes 9; Nays 0; Absent 2; Abstaining 0

18. Monterey Township PA116, Green, Todd & Wende – Spreitzer, Dugan

Total acreage in cultivation is 50 for parcel number 03-16-013-006-00.

Dugan stated the only thing outstanding on this particular application is the mineral rights are not all there; the gas and oil rights have been leased to a company as explained in the application. However, the lease does not supersede the farmland application in question since other minerals are not affected. A motion was made by Dugan, seconded by Bouterse to approve the Monterey Township PA116 Farmland Application for parcel number 03-16-013-006-00 as presented. The motion carried by everyone present.

Ayes 9; Nays 0; Absent 2; Abstaining 0

19. Trowbridge Township Ordinance Amendment – Pardee

The proposed text amendment would rezone existing commercial uses to commercial zoning in conformance to the Master Plan. It would also amend text to allow churches, consignment auctions, wind energy systems, auto repair and sales, veterinary and medical clinics in appropriate districts and add special use provisions for wind energy systems and cell towers. The ordinance amendment was approved by the Local Planning Commission on August 12, 2010.

Reasons for action taken:

- To bring existing uses into conformance with zoning and master plan.
- Provide for uses that are obviously needed.

Ayes 4; Nays 0; Absent 1; Abstaining 0

Pardee stated there were properties the township felt should be rezoned and brought into compliance with the master plan. A motion was made by Pardee, seconded by Vogeler to approve the text amendment as recommended by the Local Planning Commission. The motion carried.

Ayes 9; Nays 0; Absent 2; Abstaining 0

20. Gun Plain Township Rezoning Request – Vogeler

Change zoning from R-2 to C-1 (Contract Rezone) for Parcel Number 03-08-550-005-00 Lot 5 in the Woodland subdivision. The request was denied by the Local Planning Commission on September 15, 2010.

Reasons for denial:

- The Commission felt that the proposed use did not fit into C-1 zoning. Proposed use was a landscaping and snow plowing business.

Ayes 1; Nays 6; Absent 0; Abstaining 0

Vogeler stated this parcel is located at the interchange of 106th and US131 and is currently zoned R-2; the property is being used as a lawn and landscaping business and the owners would like to change the zoning to C-1. Although the township has denied the rezoning request stating C-1 is not compatible with the proposed

use, they are researching to see where it would belong. Currently the business is operating illegally and the township is trying to work with the owner to keep the business open.

A motion was made by Dugan, seconded by Pardee to approve the Local Planning Commissions denial of the rezoning request as presented. With Vogeler abstaining from the vote, the motion carried.

Tobolic – Aye	Pardee – Aye
Buist – Absent	Spreitzer – Absent
Bouterse – Aye	Burns – Aye
DeZwaan – Aye	Ramey – Aye
Dugan – Aye	Voss – Aye
Vogeler – Abstaining	

Ayes 8; Nays 0; Absent 2; Abstaining 1

Standing Committee Reports:

21. L.I.S. – Valdis Kalnins, Director

Kalnins projected a map that depicts the locations of all the recipients of the senior millage in the county. The map will be used by Senior Services when they are doing their assessments. It can also identify which areas of the county may need to be better informed of their services due to the lack of beneficiaries in the area.

22. County Master Plan Committee – Vogeler

None.

23. Work Program Committee – Pardee

Workshop 101, January 31, 2011

The entire Zimmerman Training Room has been reserved for the Planning Commission’s Workshop 101 from 6 – 9PM on Monday, January 31, 2011.

Pardee stated the details for the workshop still have to be ironed out with Kurt Schindler, who is set to do the presentation on January 31, 2011. Pardee stated the invitation/registration should be sent to all the local units sometime in December. Tobolic asked if anyone is interested in replacing Pardee on the Work Program Committee; she will wait on the appointment.

24. Dept. of Public Works – Rininger

None.

25. Region 8 – Burns

Burns stated the last meeting was held in Osceola County on September 17, 2010; they talked about a planning effort in their county called “The Grand Vision”, a land use and transportation strategy for future growth in the area. The next meeting on December 10, 2010 will be at the Loon, a golf course located in Gaylord, MI.

26. Resource Recovery – Hinz

None.

27. Board of Commissioners – Burns, Spreitzer

Burns has been attending the informational meetings being held by Administration regarding the jail project. He reiterated the problems at the current jail and hopes the meetings will explain the necessity for a new

facility and the millage that is proposed to fund it. The proposal for the .394 millage will appear on the November 2 ballot.

Concerning the County's 2011 budget, Burns stated it is in good shape although there were cuts that had to be made. Administration will be presenting the proposed budget to the Board of Commissioners during their planning session on October 7, which they must finalize by October 14.

28. Education – Buist

None.

29. Discussion and Presentation Items:

Until a replacement can be found for Pardee's vacated seat, Voss will cover Trowbridge Township and anything received for Watson Township will be forwarded to Tobolic.

30. Public Participation:

None.

31. Round Table:

Bouterse commented there is a good article in this month's issue of Planning & Zoning News regarding the renovations that are happening in downtown Dorr.

Tobolic thanked Pardee for his many years of service on the Planning Commission.

32. Adjournment:

A motion was made by Vogeler, seconded by Bouterse to adjourn the meeting at 2:37 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, November 8, 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.