
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: November 8, 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 1:32 P.M.

2. Roll Call.

Members present: Kelle Tobolic, Marv Voss, Tom Vogeler, John Bouterse, Jackie DeZwaan, Gale Dugan, Jim Ramey, Terry Burns, Dawn Buist, and Fritz Spreitzer.

Absent: None.

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director; Kevin Ricco, Parks/Recreation/Tourism & County Development Director; Rob Sarro, Allegan County Administrator; Larry “Casey” Jones, Chairman of the Allegan County Board of Commissioners.

3. Approval of Agenda.

Tobolic requested to remove from the agenda Item 16. Wayland Township PA116, Lettinga, LaVerne P & Mildred I; the township has not provided any of the requested supporting documents for the application therefore, it will be tabled until further information is received and can be reviewed. A motion was made by Buist, seconded by Vogeler to approve the agenda as amended. The motion carried by everyone present.

4. Approval of Meeting Minutes from October 4, 2010.

A motion was made by Voss, seconded by DeZwaan to approve the October 4, 2010 minutes as presented and emailed. The motion carried by everyone present.

5. Approval of Expenditures as of November 3, 2010.

Voss reported the only expenditures posted were for per diem and travel reimbursements. A motion was made by Voss, seconded by Buist to approve the expenditures as of November 3, 2010. The motion carried by everyone present.

6. Public Participation.

None.

7. Discussion and Presentation Items:

a. County Administrator’s Update – Sarro

Sarro distributed copies of the final resolution for the master plan that was recently passed by the Board of Commissioners. There were some issues that needed to be taken care of and after going through them, the BOC put together a resolution that will serve as a template for future processes. Sarro and Tobolic have stressed the importance of looking at things procedurally and keeping the BOC involved in the processes so

the County can make good use of the resources that are there. Without duplicating the ACT, they wanted to at least give reference and talk specifically about who the master plan will be distributed to for review and comment. Once all comments are addressed, the Planning Commission must approve the plan by a 2/3 majority vote. The plan would then go back to the BOC and if they object, it would come back to the PC and continue to go back and forth until all the issues are resolved. Sarro stated the master plan can be distributed at any time now.

Next regarding the jail project, the BOC have decided to put the work on hold (not the contracts) and will have a planning session with the architect and construction manager on December 9th to look at the design and find ways to scale back the project. They will also look at other areas for funding. Sarro stated everything has to be taken into consideration; the jail project is not going away and is still the top priority for the County.

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

Regarding County development, information for the EPA assessment grants for Brownfield Redevelopment Authority is now posted on the County's website. There is also an application that can be filled out and submitted for assessment service; both private and public projects within Allegan County are eligible for the grants. County parks had a good year and are now closed for the season. Tourism had its biggest year so far for contacts and number of information packets mailed.

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

Ricco received commitments from twelve people to serve on the advisory committee; there is a nice array of representatives from around the County. The first meeting has been tentatively set for December 1st, although the date has not yet been finalized.

d. PA116 Farmland Preservation Resolution – Jones

Board Chairman Larry "Casey" Jones, who also serves on the County's Farmland Preservation Board, informed the Planning Commission of some interesting statistics regarding agriculture. Allegan County is the largest agricultural county in Michigan with 147 different products, and is also ranked 82nd for the largest agricultural county in the United States. He stated there are two ways to preserve farmland; either through the Farmland Preservation Board or a PA116 Farmland and Open Space Preservation Program through the State of Michigan. He distributed the PA116 application instructions and explained the tax advantages for the property owners who are willing to make a long-term commitment to agriculture.

8. Commission Business:

a. Approval of amended 2011 Planning Commission Meeting schedule.

Tobolic stated the schedule that was approved last month had an error for the August 2011 meeting date; it was scheduled for the third Monday on the 15th instead of the second Monday on the 8th. A motion was made by Spreitzer, seconded by Bouterse to approve the 2011 Planning Commission Meeting schedule as amended. The motion carried.

b. Vacant seat (Pardee): Trowbridge Township and Watson Township representative, term ending June 8, 2011. If anyone knows of an interested candidate, please have them submit an application to Administration.

9. Continuing Education:

MAP Workshop – Transportation Bonanza 2

The Michigan Association of Planning's (MAP) second annual Transportation Bonanza (TB2) two day training program provides the curriculum necessary to integrate our land use and transportation planning policies with health and mobility agendas.

- Day 1 early registration \$49 per person; on or after November 30, 2010 \$69 per person

- Day 2 early registration \$49 per person; on or after November 30, 2010 \$69 per person
- Both days early registration \$98 per person; on or after November 30, 2010 \$138 per person
- December 8, 2010 at the Lansing Center, Lansing
- December 9, 2010 at the Radisson Lansing, Lansing

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

10. Communications:

None.

11. Final Actions Received:

None.

12. Received for Notice:

Allegan Township – Spreitzer

The Allegan Township Planning Commission will hold a public hearing during its regular meeting on Monday, November 8, 2010 at 7:00PM for the purpose of considering a proposed Master Plan update.

Spreitzer stated the township did a good job updating the master plan; they started with the old one and amended it as time went along.

13. Received for Information:

None.

14. Received for Review:

None.

15. Hopkins Township PA116, Tucker, Craig R & Kerry L – Buist, Dugan

Total acreage in cultivation is 25 for parcel number 03-10-017-013-00.

Dugan stated he received all the necessary paperwork and has nothing specific. Buist stated the application appears to be straightforward; it is for 40 acres and there was a change of ownership. A motion was made by Buist, seconded by Dugan to approve the Hopkins Township PA116 Farmland Application for parcel number 03-10-017-013-00 as presented. The motion carried.

16. Valley Township Ordinance Amendment – Voss

The purpose of the ordinance is to establish standards and procedures by which the installation and operation of Wind Energy Systems (WES) shall be regulated within the Township of Valley. The ordinance amendment was approved by the Local Planning Commission on September 27, 2010.

Reasons for action taken:

- To promote the safe, effective and efficient use of WES in order to reduce the consumption of fossil fuels in producing electricity.
- To preserve and protect health, safety, welfare and quality of life by minimizing the potential adverse impacts of WES.
- To establish standards and procedures by which the site, design, engineering, installation, operation and maintenance of a WES shall be governed.

Ayes 3; Nays 1; Absent 1; Abstaining 0

Voss stated this is a wind ordinance that the Township Board passed under a Stand Alone Ordinance a few months back. After questions were raised regarding the validity of a Stand Alone Ordinance, it was recommended the township go through the regular process to have it approved as a zoning ordinance. A motion was made by Voss, seconded by Buist to approve the ordinance amendment as recommended by the Local Planning Commission. The motion carried.

Ayes 10; Nays 0; Absent 0; Abstaining 0

17. Saugatuck Township Ordinance Amendment – Burns

The proposed text amendment would amend Chapter 40, the zoning chapter in the code of ordinances for Saugatuck Township pertaining to the allowance of private, non-commercial boat docks and piers on waters within the R-4 lakeshore open space zoned district and to clarify the permit requirements for such facilities within the R-3B lakeshore transition zoned districts. The ordinance amendment was approved by the Local Planning Commission on August 23, 2010.

Reasons for action taken:

- To correct deficiencies and inconsistencies in the current text language.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Burns distributed a lawsuit that has been filed by the McClendon property against Saugatuck Township; part of it deals with a portion of the zoning ordinance, although it will not have an effect on the ordinance which addresses boat docks and piers. A motion was made by Burns, seconded by Spreitzer to approve the text amendment as recommended by the Local Planning Commission. The motion carried.

Ayes 10; Nays 0; Absent 0; Abstaining 0

18. Salem Township Ordinance Amendment – Bouterse

The proposed amendments would combine A-2 and R-1 into one zone covering all previous A-2 and R-1 zoned parcels, correct zoning map to match same, and amend ordinance to change penalties to civil infractions. The ordinance amendment was approved by the Local Planning Commission on August 5, 2010.

Reasons for action taken:

- To make ordinance more user friendly and more closely reflect current uses.
- To make LIS zoning map official.
- To use better enforcement tools.

Ayes 6; Nays 0; Absent 1; Abstaining 0

Bouterse stated the township is doing some housecleaning; they want to combine A-2 and R-1 zones and correct the zoning map to make it official for the master plan. A motion was made by Bouterse, seconded by Vogeler to approve the ordinance amendment as recommended by the Local Planning Commission. The motion carried.

Ayes 10; Nays 0; Absent 0; Abstaining 0

Standing Committee Reports:

19. L.I.S. – Valdis Kalnins, Director

None.

20. County Master Plan Committee – Vogeler

Now that the BOC has given their approval, Kalnins will distribute the draft master plan to all of the local units of government and other required entities by the end of November. As comments are returned, he will summarize them on a spreadsheet with previous comments for the Planning Commission to review and address.

21. Work Program Committee – Tobolic

Workshop 101, January 31, 2011

Tobolic stated with Pardee gone, she really needs someone to step up and take his place on the committee.

The workshop is scheduled for January 31, 2011 and one more person is needed to help with the preparations.

22. Dept. of Public Works – Rininger

None.

23. Region 8 – Burns

None.

24. Resource Recovery – Hinz

None.

25. Board of Commissioners – Burns, Spreitzer

Burns stated the budget was passed and they were able to keep a WEMET officer and a road patrol officer. It wound up better than what was proposed but the county is still short on road patrol officers which will affect their response times to calls.

26. Education – Buist

None.

27. Discussion and Presentation Items:

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

Voss stated no one from MDOT was present for the meeting. It was announced Bill Nelson, the Managing Director of the Allegan County Road Commission, will be retiring at the end of the year.

28. Public Participation:

None.

29. Round Table:

None.

30. Adjournment:

A motion was made by Dugan, seconded by Bouterse to adjourn the meeting at 3:32 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, December 13, 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.