
COUNTY OF ALLEGAN

PLANNING COMMISSION



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

AMENDED AGENDA

Meeting Date: December 13, 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 November 8, 2010.
5. Approval of Expenditures as of December 8, 2010.
6. Public Participation.
7. Discussion and Presentation Items:
 - a. County Development / Parks Commission / Recreation & Tourism – Ricco
 - b. Economic Development Commission Advisory Committee Discussion – Ricco
 - c. County Planning Commission Update – Sarro, Schindler
8. Commission Business:
Vacant seat (Pardee): Trowbridge Township and Watson Township representative, term ending June 8, 2011.
9. Continuing Education:
10. Communications:
11. Final Actions Received:
12. Received for Notice:
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:

15. Hopkins Township Rezoning Request – Buist

Change zoning from Ag to R-1 for Parcel Number 03-10-007-008-00; address 3298 – 22nd. The request was approved by the Local Planning Commission on August 31, 2010.

Reasons for approval:

- The proposed zoning complies with the Local Unit Master Plan.
- Rezoning from Ag to R-1 as buffer zone between lake areas and medium density residential conforms to master plan.
- No adverse affect on surrounding area.
- Adjacent to R-1 zone area.

Ayes 6; Nays 0; Absent 1; Abstaining 0

16. Hopkins Township Ordinance Amendment – Buist

The proposed text amendment would amend split allowances in Agricultural areas; new parcels to be only 1.25-2 acres in size per 40 acres (previous splits either 20 acres or 1.25-2 acre). The ordinance amendment was approved by the Local Planning Commission on June 1, 2010.

Reasons for action taken:

- Split change allows better farmland preservation which is a main objective of the master plan.
- 1.25-2 acre allowance still allows same amount of splits as in previous ordinance.
- Best available plan for mitigating farmland preservation and protecting landowners' right to split property.
- Best use of land for areas in AG designation.

Ayes 5; Nays 0; Absent 2; Abstaining 0

17. a. Gun Plain Township Ordinance Amendment – Vogeler

The proposed text amendment addresses sign requirements for cottage industry regulations. The ordinance amendment was approved by the Local Planning Commission on November 17, 2010.

Reasons for action taken:

- To make cottage industry sign regulations compatible with the AG sign regulations as cottage industry is only permitted in the AG district.

Ayes 7; Nays 0; Absent 0; Abstaining 0

b. Gun Plain Township Ordinance Amendment – Vogeler

The proposed text amendment is to specify and allow lawn care, snow plowing, and contractor type businesses as a special use permit in the C-2 district. The ordinance amendment was approved by the Local Planning Commission on November 17, 2010.

Reasons for action taken:

- To clarify where this type of use is allowed.

Ayes 7; Nays 0; Absent 0; Abstaining 0

18. Fillmore Township Ordinance Amendment – Ramey

The proposed text amendment would expand zones, redefine, and add general provisions regarding bed and breakfast inns. The ordinance amendment was approved by the Local Planning Commission on November 22, 2010.

Reasons for action taken:

- Expand zones allowing bed and breakfast inns by special use permit (currently only A-1) expand to A-2, R-1, and rezones.
- Include better definition of bed and breakfast inns.
- Add general provisions for bed and breakfast inns as special uses, Chapter 16.36.
- No opposition to proposed amendments at public hearing.

Ayes 5; Nays 0; Absent 0; Abstaining 0

Standing Committee Reports:

19. L.I.S. – Valdis Kalnins, Director

20. County Master Plan Committee – Vogeler

21. Work Program Committee – Tobolic

Invitation for Workshop 101, January 31, 2011

22. Dept. of Public Works – Rininger

23. Region 8 – Burns

24. Resource Recovery – Hinz

25. Board of Commissioners – Burns, Spreitzer

26. Education – Buist

27. Discussion and Presentation Items:

28. Public Participation:

29. Round Table:

30. Adjournment:

The next regular meeting of the Allegan County Planning Commission will be held on **Monday, January 10, 2011 at 1:30 P.M.** in the Human Services Building, County Services Complex, 3255 – 122nd Avenue, Allegan, Michigan.