
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: February 14, 2011
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, Marv Voss, John Bouterse, Jackie DeZwaan, Gale Dugan, Terry Burns, Dawn Buist, Jim Ramey, Tom Vogeler, and Bill Sage

Absent: Fritz Spreitzer

Also present were: Ronda Foreman, Recording Secretary; Valdis Kalnins, LIS Director; Kevin Ricco, County Development Director; Rob Sarro, Allegan County Administrator; William Hinz, Environmental Health Director

3. Approval of Agenda.

Tobolic requested one change to the agenda under item 19; Allegan Township is represented by *Spreitzer*, not *Burns*. A motion was made by Buist, seconded by Voss to approve the agenda as amended. The motion carried by everyone present.

4. Approval of Meeting Minutes from January 10, 2011.

A motion was made by Dugan, seconded by Bouterse to approve the January 10, 2011 minutes as presented and emailed. The motion carried by everyone present.

5. Approval of Expenditures as of February 8, 2011.

A motion was made by Voss, seconded by Buist to approve the February 8, 2011 expenditure report. The motion carried.

6. Public Participation.

None.

7. Discussion and Presentation Items:

a. County Administration Update – Sarro

Sarro reports that on March 10, 2011 the Board of Commissioners will be presented with a new jail design, which will be a scaled back version of the original design. The original design was meant to meet the long term needs for 30 years. Now the revised design will be projected to meet the needs for up to 15 years, although they are shooting for the life of the loan of 20 years.

Last week Sarro met with Tobolic, Spreitzer, and Bouterse; they are still working towards amending the County Planning Commission Ordinance. Sarro stated three members are needed to attend an informal meeting this coming Friday to continue the discussion for informational purposes only. DeZwaan asked if all the Works Committee members (up to five) could attend as she would also like to be there. Sarro replied the number agreed upon was limited to three members; he stated dialog needs to happen and feels it would be too disruptive if more than three members are in attendance.

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

Ricco reports in County Development, the EPA Assessment Grants have been secured and two projects have already been approved and started, and they are still looking for a few more to qualify. They are trying to get the information out there to every community in the County, even those who already have a Brownfield Authority. If anyone knows of a Brownfield site in the community that can benefit from the grant, have them contact Ricco.

Ricco stated there is nothing to report at this time for the Parks Commission. The Tourist Council just released their “2011 Inside Allegan County Visitor’s Guide”, which they believe is the best one yet. They are also preparing to update their Heritage Trail (self-guided driving tour) website by adding more information. The Heritage Trail guide book and 2-CD audio sets are currently available for purchase only, and the Tourist Council is considering making them available for folks to download online. Once the Heritage Trail website is updated, they hope it will meet the criteria to be added to the Travel Michigan website, which would give the County a lot more exposure.

c. Economic Development Commission Advisory Committee Update – Ricco

The Advisory Committee had their second meeting and is currently putting together a draft of the bylaws for the Economic Development Commission. They are trying to come up with a document that everyone can agree on and once done, Ricco will bring the draft back to this body to share with the group, possibly in March or April.

8. Commission Business:

Oath of Office, Bill Sage – Tobolic

The election of Bill Sage to fill the unexpired Board Representative term was approved by the Allegan County Board of Commissioners on December 16, 2010. Sage is a resident of Allegan and will represent Trowbridge Township, Watson Township, and Monterey Township for the Allegan County Planning Commission.

Bill Sage was sworn in before the meeting by Dawn Buist; Tobolic welcomed him to the Planning Commission.

9. Continuing Education:

None.

10. Communications:

None.

11. Final Actions Received:

City of Holland – Adoption of Amendments to the City of Holland Master Plan

The City of Holland Planning Commission has diligently worked over the course of a year to review and amend the City Master Plan. On January 5, 2011, the Holland City Council approved the proposed amendments to the City of Holland Master Plan.

12. Received for Notice:

None.

13. Received for Information:

None.

14. Received for Review:

None.

15. Leighton Township PA116, VanderWoude, David M & Linda S – Bouterse, Dugan

Total acreage in cultivation is 130 for parcel number 03-13-021-006-00.

Bouterse stated he found nothing out of the ordinary with the farmland agreement application. Dugan stated there was no deed attached to the application but everything else was there and is acceptable. A motion was made by Bouterse, seconded by Dugan to approve the VanderWoude, David M and Linda S, PA116 application for parcel number 03-13-021-006-00. The motion carried unanimously.

Ayes 10; Nays 0; Absent 1; Abstaining 0

16. Wayland Township PA116, Lettinga, Laverne P & Mildred I – Tobolic, Dugan

Total acreage in cultivation is 320 for parcel numbers 03-24-013-011-00, 03-24-014-017-00, and 03-24-023-001-00.

Tobolic stated this was the PA116 application that was returned to the township last fall for the lack of supporting documents. Dugan stated this application is already in agreement but because it coincides with an easement agreement between the property owners and Consumers Energy, the PA116 agreement has to be approved every year. A motion was made by Tobolic, seconded by Dugan to approve the Lettinga, Laverne P and Mildred I, PA116 application for parcel numbers 03-24-013-011-00, 03-24-014-017-00, and 03-24-023-001-00. The motion carried unanimously.

Ayes 10; Nays 0; Absent 1; Abstaining 0

17. Leighton Township Ordinance Amendment – Bouterse

The proposed text amendments would make changes to the township ordinance by adding definitions and regulations pertaining to medical marihuana and related caregivers. The ordinance amendment was approved by the Local Planning Commission on January 12, 2011.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Bouterse stated this ordinance amendment, which will regulate medical marihuana caregivers in Leighton Township, is almost identical to the Gaines Township ordinance. After some discussion, a motion was made by Bouterse, seconded by Burns to approve the ordinance amendment as recommended by the Local Planning Commission. The motion carried with nine ayes and one nay.

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|----------------|--------------------|
| Aye - Tobolic | Aye - Buist |
| Aye - Voss | Aye - Ramey |
| Aye - Bouterse | Aye - Burns |
| Aye - DeZwaan | Nay - Sage |
| Aye - Dugan | Absent - Spreitzer |
| Aye - Vogeler | |

Ayes 9; Nays 1; Absent 1; Abstaining 0

18. Gun Plain Township Rezoning Request – Vogeler

Change zoning from C-2, I to C-2, AG for Parcel Number 03-08-032-034-00. The request was approved by the Local Planning Commission on January 19, 2011.

Reasons for action taken:

- The proposed zoning complies with the Local Unit Master Plan.
- The proposed zoning is inline with the future land use map.
- The proposed zoning meets the criteria for zoning map amendment.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Vogeler stated the request complies with the master plan and land use map, and meets the criteria for rezoning. A motion was made by Vogeler, seconded by Dugan to approve the rezoning request as recommended by the Local Planning Commission. The motion carried with nine ayes to approve and one abstaining.

Aye - Tobolic	Aye - Buist
Aye - Voss	Aye - Ramey
Aye - Bouterse	Aye - Burns
Aye - DeZwaan	Aye - Sage
Aye - Dugan	Absent - Spreitzer
Abstain - Vogeler	

Ayes 9; Nays 0; Absent 1; Abstaining 1

19. Allegan Township Rezoning Request – Spreitzer

Change zoning from Residential to Commercial for Parcel Number 03-01-505-006-00. The request was approved by the Local Planning Commission on January 24, 2011.

Reasons for action taken:

- The proposed zoning complies with the Local Unit Master Plan.
- The parcel is located in a commercial corridor along a state highway.

Ayes 7; Nays 0; Absent 0; Abstaining 0

Tobolic stated everything is in order with the request. A motion was made by Tobolic, seconded by Bouterse to approve the rezoning request as recommended by the Local Planning Commission. The motion carried unanimously.

Ayes 10; Nays 0; Absent 1; Abstaining 0

Standing Committee Reports:

20. L.I.S. – Kalnins, Director

None.

21. County Master Plan Committee

a. Discuss Proposed Responses to Master Plan Comments Received – Kalnins

The entire list of comments Foreman received regarding the master plan is included in everyone’s agenda packet. Kalnins briefly reviewed each comment and proposed changes where applicable.

After some discussion, a motion was made by Dugan, seconded by Bouterse to approve the proposed comments and make appropriate adjustments to the draft master plan. The motion carried with nine ayes and one nay.

Aye - Tobolic	Aye - Buist
Aye - Voss	Aye - Ramey
Aye - Bouterse	Aye - Burns
Aye - DeZwaan	Aye - Sage
Aye - Dugan	Absent - Spreitzer
Nay - Vogeler	

Ayes 9; Nays 1; Absent 1; Abstaining 0

b. Master Plan Public Hearing Notice – Kalnins

Kalnins stated the next step is to schedule the public hearing and then proposed to hold it at 1:30PM on March 14, 2011, which is the next regular meeting. He explained, once the Public Hearing is over the intent would be for the Planning Commission to approve the master plan at that time and then it can be sent to the Board of Commissioners for their approval.

A motion was made by Dugan, seconded by DeZwaan to send out the Public Hearing Notice to be held at 1:30PM on March 14, 2011. The motion carried.

Ayes 10; Nays 0; Absent 1; Abstaining 0

22. Work Program Committee

Workshop 101, January 31, 2011, Update – Tobolic

Tobolic gave a brief review of the workshop. The comments received from attendees have all been good and there is interest to hold workshops 201 and 301 in the future. Tobolic asked Foreman to scan and email the handouts from the workshop to all the PC members.

A motion was made by Voss, seconded by Buist to approve Foreman's voucher in the amount of \$65.07 for the cost of refreshments and her mileage to purchase the refreshments for the 2011 Planning Workshop: New Economy 101 on Monday, January 31, 2011. The motion carried.

Ayes 10; Nays 0; Absent 1; Abstaining 0

A motion was made by Buist, seconded by Vogeler to approve Gale Dugan and Bill Sage reimbursements of \$55/per person registration fee to attend the 2011 Planning Workshop: New Economy 101 on Monday, January 31, 2011. The motion carried by everyone present.

Ayes 10; Nays 0; Absent 1; Abstaining 0

23. Dept. of Public Works – Rininger

None.

24. Region 8 – Burns

Burns attended the January 21, 2011 Region 8 meeting and gave an update to the Commission.

25. Resource Recovery – Hinz

Hinz stated there are no further developments regarding the recycling transfer station that was reported at last month's meeting.

26. Board of Commissioners – Burns

Burns reiterated the BOC will be presented with a new jail design at a Board Planning Session at 8:30am on March 10, 2011 at the old Haworth Plant. He also attended the opening for the Gun Lake Casino, which was a huge success.

27. Education – Buist

Buist stated there will be many changes in the schools over the next three years with the realignment of curriculums and development of new tests.

28. Discussion and Presentation Items:

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

Voss attended the M-40/M-89 Corridor Committee meeting on January 25, 2011 and updated the Commission on projects scheduled in 2011 along the corridor.

29. Public Participation:

None.

30. Round Table:

DeZwaan asked Tobolic about the meeting on Friday regarding the County Planning Commission Ordinance. Tobolic stated at this time Sarro is trying to keep things informal and suggests the PC's Work Committee meet to discuss the membership recommendations for the ordinance while he continues the discussion with County Services; hopefully then both groups can come together with a recommendation.

Dugan and **Sage** both commented they learned a lot at the New Economy Workshop 101.

Bouterse stated a good time was had by all at the Boy Scout Klondyke Derby held at Silver Creek Campground on February 5th.

31. Adjournment:

A motion was made by Buist, seconded by Dugan to adjourn the meeting at 3:50 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, March 14, 2011 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.