
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: March 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, Dawn Buist, Jim Ramey, Tom Vogeler, and Bill Sage

Absent: Terry Burns and 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.

A motion was made by Buist, seconded by Voss to approve the agenda as presented and mailed. The motion carried by everyone present.

4. Approval of Meeting Minutes from February 14, 2011.

Tobolic stated Bouterse was also present for the meeting mentioned during the County Administration Update on Item 7. a. and should be amended to read: Last week Sarro met with Tobolic, Spreitzer, and *Bouterse*; they are still working towards amending the County Planning Commission Ordinance. A motion was made by Bouterse, seconded by DeZwaan to approve the February 14, 2011 minutes as amended. The motion carried.

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

Voss stated the reimbursements for the workshop in January may have been deducted from the wrong line item. After today's meeting he will stop by Administration to discuss the matter with Judy Nance, who takes care of the PCs invoices. A motion was made by Voss, seconded by Dugan to approve the March 8, 2011 expenditure report as printed and distributed. The motion carried.

6. Public Participation.

None.

7. Discussion and Presentation Items:

a. County Administration Update – Sarro

Last week the jail project design team met with the Board of Commissioners where two revised, scaled-back plans were presented for approximately \$16.5 million and \$19 million respectively; the original design was \$28 million. Sarro stated the lesser of the two plans did not stand up to most of the BOCs expectations however the \$19 million design has something to work with. The plans were just schematic designs without a

lot of detail; as the details become more specific there should be some decrease in the cost estimate. In the meantime the County is still looking towards its neighboring counties to see if anyone has changed their position in regards to partnering for a regional jail.

Lastly, Sarro informed the Commission of a couple upcoming meetings where the County Planning Commission will be discussed with members of the BOC; the first being this Thursday, March 17, 2011 at 1:30pm, and the next one on Thursday, April 28, 2011 at 4pm. Both meetings will be held in the Nederveld Conference Room in the County Services Building. Sarro stated right now there are many counties that are having to deal with the question of whether to have a County Planning Commission or not.

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

Ricco reports the BOC approved the automated fee gate to be installed at the Gun Lake Park boat launch as a pilot project; hopefully it will be in place by the middle of May. Next, he has been working with a group who wants to have a triathlon at Littlejohn Lake Park possibly sometime in July. In regards to tourism, a couple of weeks ago Ricco met with representatives from Barry County and they discussed ways they can partner together to promote both counties and get a bigger bang for their buck. Lastly, he stated two Brownfield Redevelopment projects have begun that are taking advantage of the EPA Assessment Grant. There may be a third project which is currently going through the evaluation process to see if it meets all the criteria.

c. Economic Development Commission Advisory Committee Update – Ricco

Ricco stated the Advisory Committee finalized the draft bylaws for the Economic Development Commission and sent them to Administration to go before the BOC for discussion at their meeting on March 24, 2011. He thanked everyone who participated on the committee for their input.

8. Commission Business:

None.

9. Continuing Education:

MSU: Michigan Citizen Planner: Complete Streets Workshop Series

In 2010, the State of Michigan passed Complete Streets Legislation that amends both the Michigan Transportation Fund Law (Act 51) and the Michigan Planning Enabling Act (Act 33). Michigan Citizen Planner is offering training on this legislation.

- When: 6PM – 9:30PM on Thursday, April 21, 2011*
- Where: Kent County MSUE Office in Grand Rapids, MI*
- Cost: Regular Rate \$55; \$45 for Master Citizen Planners
- Registration Deadline: April 14, 2011
- Workshop Instructor: Kurt Schindler

**Additional dates and locations are available.*

Some members are interested but will have to check their schedules before committing to attend this workshop. Since the registration deadline is after the April 11, 2011 meeting, Tobolic asked Foreman to keep this item on next month's agenda.

10. Communications:

None.

11. Final Actions Received:

Gun Plain Township enacted the request to change zoning from C-2, I to C-2, AG for Parcel Number 03-08-032-034-00 by rezoning all Industrial property AG; rezone south 300 feet of C-2 to AG. Final action was approved by the Township Board on March 3, 2011.

Ayes 6; Nays 1; Absent 0; Abstaining 0

12. Received for Notice:

None.

13. Received for Information:

a. 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.

b. Cheshire Township Planning Commission Ordinance

On March 7, 2011 the Cheshire Township Board adopted an ordinance to create the Cheshire Township Planning Commission under the Michigan Planning Enabling Act, and to transfer the powers and duties of the existing Zoning Commission previously created under the Township Zoning Act to the new Planning Commission, effective July 1, 2011.

14. Received for Review:

None.

15. a. Clyde Township PA116, Scenic View Dairy, LLC – Voss, Dugan

Total acreage in cultivation is 80 for parcel numbers 03-04-029-012-00 and 03-04-029-013-00.

b. Clyde Township PA116, Scenic View Dairy, LLC – Voss, Dugan

Total acreage in cultivation is 230.29 for parcel numbers 03-04-030-005-10; 03-04-030-006-00; 03-04-030-007-00; 03-04-030-008-00; 03-04-030-020-00; 03-04-030-020-10; and 03-04-030-021-00.

c. Clyde Township PA116, Scenic View Dairy, LLC – Voss, Dugan

Total acreage in cultivation is 35 for parcel number 03-04-031-001-00.

Voss stated he has reviewed all three Scenic View Dairy, LLC PA116 applications and their respective supporting documents; everything is in order and looks good. Dugan concurred with Voss and recommended the applications be approved.

A motion was made by Voss, seconded by DeZwaan to approve all three Clyde Township PA116 applications received for Scenic View Dairy, LLC for item 15. a. parcel numbers 03-04-029-012-00 and 03-04-029-013-00; 15. b. parcel numbers 03-04-030-005-10; 03-04-030-006-00; 03-04-030-007-00; 03-04-030-008-00; 03-04-030-020-00; 03-04-030-020-10; and 03-04-030-021-00; and 15. c. parcel number 03-04-031-001-00. The motion carried.

Ayes 9; Nays 0; Absent 2; Abstaining 0

Standing Committee Reports:

16. L.I.S. – Kalnins

None.

17. County Master Plan Committee

Master Plan Public Hearing Notice – Kalnins

The Master Plan Public Hearing has been rescheduled to be held during the next Planning Commission meeting at 1:30PM on April 11, 2011.

Kalnins reported the public hearing notice went to the Allegan County News newspaper today for publication on March 17, 2011. He will also get the revised Draft Master Plan posted on the County website and will mail the notice for the public hearing to all of the local units of government.

18. Work Program Committee

Draft copies of the Planning Commission ordinance and bylaws are included in everyone's agenda packet. Starting with the PC ordinance, Tobolic stated the Works Committee has been working on this and it has been sent to Administration for their review. She asked if anyone has any comments or questions; after some discussion Tobolic stated to email her if anyone has any further input.

In regards to the draft bylaws, Tobolic reports the revisions are almost done although once the Planning Commission is reestablished in June the bylaws may have to be changed again. DeZwaan stated this has been an ongoing process for three years and recommends if any changes need to be made they should get done now, then if more amendments are needed at a later time, the whole document doesn't have to be redone. Tobolic stated this draft will not go before the BOC as was assumed but agreed the revisions should be completed. The Works Committee is meeting today after this meeting and can probably get the changes done; at that time it will be sent out for everyone to review. The discussion will continue during next month's meeting.

19. Dept. of Public Works – Rininger

None.

20. Region 8 – Burns

None.

21. Resource Recovery – Hinz

Hinz stated there will be a change in providers for curbside and drop-site recycling; after going through the bidding process the contract is going to CHEF and will no longer be Allied Waste.

22. Board of Commissioners – Burns, Sage

Sage stated the jail project was covered by Sarro earlier in the meeting. As far as the automatic gate that was approved for \$30,000 for the boat launch at Gun Lake Park, Sage is skeptical on how long the payback time will actually be.

23. Education – Buist

Buist stated the schools are all looking at their budgets and are all holding their breath to see what will happen with Governor Snyder's plan to make further cuts to Education.

24. Discussion and Presentation Items:

None.

25. Public Participation:

None.

26. Round Table:

Dugan stated he is now in the roll of Otsego Township Supervisor.

DeZwaan stated Ganges Township has finally adopted the zoning ordinance.

27. Adjournment:

A motion was made by Dugan, seconded by Buist to adjourn the meeting at 2:45 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, April 11, 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.