
COUNTY OF ALLEGAN

PLANNING COMMISSION



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

MINUTES

Meeting Date: April 11, 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, Bill Sage, Terry Burns, and Fritz Spreitzer.

Absent: None.

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; Max Thiele, Allegan County Board of Commissioner; Phil Badra of Fennville; Jim Birkes of Fennville; Faye Black of Allegan; Kathy VanderHeide of Dorr; and Herb Woerpel of Wayland.

3. Approval of Agenda.

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

4. Public Participation.

No comments at this time.

5. Public Hearing:

Proposed Allegan County Master Plan

A public hearing for the proposed Allegan County Master Plan is being held in accordance with the requirements of Michigan's Planning Enabling Act (MPEA) 33 of 2008. Oral comments on the proposed Plan will be accepted at the hearing.

Tobolic opened the discussion for public comment. The following comments from the public were received:

- Phil Badra of Fennville stated he is in favor of the Allegan County Board of Commissioners adopting the county master plan as presented. He voiced his concern in regards to county development and the future of the County Planning Commission if the master plan is not adopted by the BOC.
- Jim Birkes of Fennville thanked the Planning Commission for putting the master plan together. He stated it is a tremendous benefit for the local units of government and means consistency across the county. He commended everyone on a job well done and hopes the master plan is adopted by the Board of Commissioners.

Tobolic asked for any further comment from the public; there were none. She then closed the public portion of the hearing.

Tobolic asked for comments from the Planning Commission. Spreitzer thanked the two gentlemen for their support and stated perhaps they could come and give their comments and concerns to the Board of Commissioners.

6. Approval of Meeting Minutes from March 14, 2011.

A motion was made by Vogeler, seconded by Voss to approve the March 14, 2011 minutes as emailed and presented. The motion carried.

7. Approval of Expenditures as of April 6, 2011.

Voss stated vouchers for the January workshop were reimbursed for the refreshments and two Planning Commission members. He was also able to make the line item changes through Administration that were discussed during last month's meeting. A motion was made by Voss, seconded by DeZwaan to approve the April 6, 2011 expenditure report as presented. The motion carried.

8. Discussion and Presentation Items:

a. County Administration Update – Sarro

County Administrator Rob Sarro reports the county transferred ownership of The Old Jail Museum to the Allegan County Historical Society on March 31, 2011. This will allow the Historical Society to now apply for and secure grants they were not eligible for previously because they did not own the building.

The new jail project is ongoing; the team continues to refine the design and they hope to have the new plan completed in the next 60 days. No formal decision has been made on how the project will be financed.

Lastly, the County Services Committee is still looking at the Planning Commission and will meet on April 28th to continue the discussion. Sarro explained the county is in the process of making decisions on many committees and the question at hand is what the vision is for the Planning Commission. He assured the Commission that Administration is not advocating against them but is only trying to define responsibilities and make the best use of available resources. Spreitzer stated what the PC will look like cannot be fully answered at this time; they will have to grow into the new enabling act which may take years. Tobolic made her frustrations known with how long the process is taking. She stated there is a disconnect in communications and feels as though the PC is getting the run around from Administration. Sarro apologized for any miscommunication but his intent is to continue the discussion and work through any issues with the Planning Commission.

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

Ricco reported on the National Brownfields Conference he attended last week in Philadelphia, PA. He stated it was a tremendous conference and from an educational standpoint, he learned a lot from all aspects and heard many success stories for redevelopment.

In the past month Ricco received seven inquiries regarding economic development activities and funding. The county cannot provide funding but can inform interested parties of resources that are available and the right folks they can contact for assistance.

For the Parks Commission update, the installation of the automated fee gate at the Gun Lake Park boat launch is underway and will hopefully be up and running by the middle of May. Also, this coming weekend is the benefit ride that is held annually at Silver Creek Park; the campground is completely booked and the event can raise up to \$15 to \$20 grand for local charities.

In Tourism Ricco reports there have been a couple of meetings with the Barry County Tourism Council where the two groups are discussing joint projects they can collaborate on; both counties are similar in assets and there are many possibilities that could be beneficial to everyone.

c. Economic Development Commission Update – Ricco

On March 24th Ricco presented the Economic Development Commission's bylaws to the Board of Commissioners. They had a good discussion and the BOC asked to make a couple of minor changes in the

bylaws. The Economic Development Commission will be made up entirely of volunteers and will receive no per diems or mileage reimbursements. The discussion will be continued at the April 28th BOC meeting.

9. Commission Business:

a. Allegan County Planning Commission Ordinance Discussion – Tobolic

Everyone received a copy of the draft ordinance in their agenda packets; Tobolic read through the changes that she made as determined during last month’s Works Committee meeting. After some discussion, Foreman was asked to make a revision to the last sentence under section 102. Membership A.3. to amend *with the county’s boundaries* to now read *within the county’s boundaries*.

A motion was made by Dugan, seconded by Buist to send the amended draft Allegan County Planning Commission Ordinance to the Allegan County Board of Commissioners with recommendation to approve the ordinance. The motion carried.

Ayes 11; Nays 0; Absent 0; Abstaining 0

b. Allegan County Planning Commission Bylaws Discussion – Bouterse

Everyone received a copy of the draft bylaws in their agenda packets; Bouterse read through the changes that he made as determined during last month’s Works Committee meeting. After some discussion there were some revisions requested and Bouterse stated he would make those revisions.

A motion was made by Bouterse, seconded by Spreitzer to accept the bylaws as presented and amended with the discussed revisions. In discussing the motion, Dugan pointed out another concern in the bylaws regarding the verbiage around the inclusion of Roberts Rules. After some discussion and prior to the vote, a motion was made by Bouterse, seconded by Buist to rescind his motion. The motion to rescind the motion carried by everyone present.

Ayes 11; Nays 0; Absent 0; Abstaining 0

A motion was made by Bouterse, seconded by Dugan to accept the bylaws as presented and amended with the revisions by Bouterse and Dugan. The motion carried.

Ayes 11; Nays 0; Absent 0; Abstaining 0

Bouterse will amend the bylaws to include his changes and those requested by Dugan and will forward to Foreman for submission to the Board of Commissioners for their review.

c. Tobolic, Spreitzer, and Vogeler terms set to expire on June 8, 2011; an application for consideration of re-election by the Board of Commissioners should be submitted to Administration by April 30, 2011.

Applications can be submitted to Foreman or directly to Administration.

d. Applications (3) Received by Administration for consideration of election to the Allegan County Planning Commission by the Board of Commissioners as follows: Patricia Petersen of Hopkins; Janice Keel of Allegan; and Stephen Young of Hopkins.

None of the applicants are present.

10. 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 also available.*

Tobolic stated she will be attending the workshop series through the City of Wayland; no one else is interested in attending at this time.

11. Communications:

None.

12. Final Actions Received:

None.

13. Received for Notice:

None.

14. Received for Information:

None.

15. Received for Review:

None.

16. Martin Township PA116, Nick Leep & Sons, LLC – Vogeler, Dugan

- Total acreage in cultivation is 155 for parcel number 03-15-014-001-00.
- Total acreage in cultivation is 35 for parcel number 03-15-023-011-00.
- Total acreage in cultivation is 32 for parcel number 03-15-024-010-00.

Dugan gave a brief overview of the three PA116 applications for Nick Leep & Sons, LLC; all are for 10 years and are compliant with the local master plan.

A motion was made by Dugan, seconded by Vogeler to approve all three Martin Township PA116 applications received for Nick Leep & Sons, LLC for item 16. a. parcel number 03-15-014-001-00; 16. b. parcel number 03-15-023-011-00; and 16. c. parcel number 03-15-024-010-00. The motion carried.

Ayes 11; Nays 0; Absent 0; Abstaining 0

17. Monterey Township PA116, Coffey, Merle L – Sage, Dugan

- Total acreage in cultivation is 38.8 for parcel number 03-16-028-004-00.
- Total acreage in cultivation is 68 for parcel number 03-16-032-001-00.
- Total acreage in cultivation is 30 for parcel number 03-16-033-028-00.

Dugan gave a brief overview of the PA116 applications for Coffey, Merle L; all three are dairy farms and everything is in order with all the attachments.

A motion was made by Dugan, seconded by Burns to approve all three Monterey Township PA116 applications received for Coffey, Merle L for item 17. a. parcel number 03-16-028-004-00; 17. b. parcel number 03-16-032-001-00; and 17. c. parcel number 03-16-033-028-00. The motion carried.

Ayes 11; Nays 0; Absent 0; Abstaining 0

18. Monterey Township Ordinance Amendment – Sage

The proposed text amendment would make changes to Section 10.27 (Site Plan Review) of the Monterey Township Zoning Ordinance which would replace the section in its entirety. The ordinance amendment was approved by the Local Planning Commission on March 14, 2011.

Reasons for action taken:

- It shall further be the purpose of this section to insure that each proposed development and its components, appearance, and function is in compliance with this ordinance, other township ordinances, along with state and federal laws.
- The site plan review procedures and standards of this section are intended to provide a consistent and uniform method of review for proposed development plans.

Ayes 3; Nays 0; Absent 2; Abstaining 0

After some discussion, a motion was made by Spreitzer, seconded by Sage to approve the ordinance amendment as recommended by the Local Planning Commission. The motion carried.

Ayes 11; Nays 0; Absent 0; Abstaining 0

Standing Committee Reports:

19. L.I.S. – Kalnins

Kalnins reports the new census figures have been released and the population in Allegan County has gone to 111,408 for an increase of almost 6,000 people in the last decade. LIS has been working with the Allegan County Election Commission to redistrict the county and evaluate proposed scenarios for new commissioner districts.

20. County Master Plan Committee

Kalnins displayed on the overhead projector a draft resolution for approval of the Allegan County Master Plan by the Planning Commission.

After some discussion and a few edits to the resolutions, a motion was made by Vogeler, seconded by DeZwaan to adopt the resolution dated April 11, 2011 approving the Allegan County Master Plan and recommending submission to the Allegan County Board of Commissioners for final adoption. The motion carried.

Ayes 11; Nays 0; Absent 0; Abstaining 0

Kalnins will submit an RFA and send the master plan along with the resolution to the BOC for final adoption.

21. Work Program Committee

None.

22. Dept. of Public Works – Rininger

None.

23. Region 8 – Burns

None.

24. Resource Recovery – Hinz

None.

25. Board of Commissioners – Burns, Sage

Burns attended the Michigan Association of Counties convention a couple of weeks ago where the Governor was in attendance. The Governor is big on economic development and is providing funding for the Pure

Michigan campaign that hopefully we will be able to tap into. Revenue sharing to the county is likely to be cut by about 34% from what was received last year.

Sage reports the BOC approved the design documents but not the construction documents for the jail; once it comes back it will go out for bids. He also asked if everyone was aware that a questionnaire has gone out to all of the townships regarding the county planning commission.

26. Education – Buist

Buist stated everyone is coming back from spring break and working on their budgets; with cuts coming they are trying to find ways to consolidate services and outsource jobs.

27. Discussion and Presentation Items:

None.

28. Public Participation:

Board of Commissioner Max Thiele asked if he could address the earlier discussion with County Administrator Sarro in regards to the Planning Commission. He stated the PC is on a threshold and urged them to take the opportunity to present to the BOC their significance in the County and not let their emotions control their actions. Personally, Thiele does not see the PC going forward unless positive measures are taken; he would be in favor of keeping the PC if they can show they are practical, positive, and have a plan for their existence.

29. Round Table:

Voss stated Van Buren County is preparing to update their master plan.

Dugan stated Otsego Township and City received their questionnaire and he asked them to get them filled out and sent back to the county.

Vogeler commented the Planning Commission as a group has not formally discussed what their relevance is in the county. After some discussion a special meeting was suggested and will be held next Monday, April 18, 2011 at 2:00PM. Foreman will check on the availability of the Zimmerman Room.

Bouterse reported on some good Scouting from his son, JR, who headed up an Eagle Scout project. Two Saturday's ago in Dorr Township they rounded up and removed almost 3,000 old tires that will now be ground into rubber mulch.

Spreitzer made a motion, seconded by Burns to rescind the earlier motion that approved the draft ordinance get sent to the Board of Commissioners for their approval. After some discussion, the motion failed by everyone present.

Ayes 0; Nays 11; Absent 0; Abstaining 0

30. Adjournment:

A motion was made by Dugan, seconded by Sage to adjourn the meeting at 3:46 P.M. The motion passed with a unanimous vote.

The next regular meeting of the Allegan County Planning Commission will be held on Monday, May 9, 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.