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# COUNTY OF ALLEGAN

## PLANNING COMMISSION

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KELLE TOBOLIC, Chairperson  
3255 – 122<sup>nd</sup> Avenue, Ste 103  
County Services Building  
Allegan, Michigan 49010-1350  
email: kelle623@sbcglobal.net

## MINUTES

**Meeting Date:** July 14, 2008  
**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 Chairman, Kelle Tobolic at 1:30 P.M.

**2. Roll Call.**

Members present: John Bouterse, Dawn Buist, Terry Burns, Judy Graff, Ken Pardee, Fritz Spreitzer, Kelle Tobolic, Rich Haugh, Maury Stahl and Marv Voss.

Excused Absent: Tom Vogeler.

Also present were: Sandra Lauer, Recording Secretary; Terry Lowman, Ganges Township; Sally Howard Ganges Township; Valdis Kalnins, LIS Director; Bill Hinz, Environmental Health Director; Bev Green, Deputy Drain Commissioner and Becky Blaine, Administration.

**3. Approval of Meeting Agenda –**

Tobolic added one item to the agenda: Ability to Conference Call (8c.). Motion by Buist, seconded by Haugh to approve the agenda as amended. Motion carried unanimously.

**4. Approval of Meeting Minutes.**

Motion by Pardee, seconded by Voss to approve the minutes from June 9, 2008. Motion carried unanimously.

**5. Approval of Expenditures as of July 7, 2008.**

Voss reported there was \$12,000 added to other contractual services for the growth management plan update. Motion by Voss, seconded by Haugh to approve the expenditures as presented. Motion carried unanimously.

**6. Public Participation.**

None

**7. Discussion and Presentation Items:**

None

**8. Commission Business:**

a. Continuing Education Expenditures – approval for the seminar, mileage, meals, and lodging  
Lauer updated the members that the Administration Department needs to have a copy of the minutes as support for all educational expenditures for reasons of clarification. In addition before attending any meetings specify what will be needed during the trip; meals, lodging, etc; which should be reflected in the meeting minutes. She stated that due to rising gas prices if multiple members are attending the same meeting please see if car pooling is possible. There is a limited budget of \$2,400 for all 11 members to use annually for continuing education.

b. Separate Mailing Address Charge for Subscription to Planning & Zoning News  
Lauer reported that the Planning Commission has one added member which increases the subscription fee to Planning & Zoning News by \$10 bringing the total to \$360. There is a \$140 extra charge for mailing this

subscription to each individual member. She proposes having the issues sent to LIS for distribution to eliminate this fee. Motion by Spreitzer, seconded by Pardee to change and have the issues mailed to LIS eliminating the \$140 charge. Motion carried unanimously.

c. Ability to Conference Call

Tobolic reported that since Vogeler is not present he will update members next month. Place on August 11, agenda.

**9. Continuing Education:**

a. Michigan Planning Enabling Act & the Updated Michigan Zoning Enabling Act, Attendee Report – Spreitzer, Stahl

Spreitzer reported on changes with the Enabling Act. Haugh commented that the changes have little affect on the Commission; the municipalities will have to follow guidelines or risk being thrown out if challenged by an attorney. They are trying to align the townships and cities with one another.

b. 2008 Citizen Planner Advanced Academy, Attendee Report – Stahl, Voss

Stahl reported on a wind energy seminar he attended. He stated that Michigan is the fifteenth windiest state in the nation. Farmers are finding that wind turbines are very profitable. Tobolic questioned how much wind speed is needed for the turbines to function. Stahl replied as little as 4 miles per hour. Voss reported on zoning ordinances being structured digitally. The software packages start out anywhere from \$18,000 – \$100,000 dollars to covert the ordinances. If you visit clearzoning.com information is available for more information. Digitizing allows for more efficiency.

c. Practical Guide to Zoning and Land Use Law

- \$329 per person; \$319 for each additional person
- September 15, 2008
- Registration Deadline: September 12, 2008
- Grand Rapids, Michigan

No interested parties.

**10. Communications:**

None

**11. Final Actions Received:**

- a. Ganges Township – Enacted Zoning Change from Residential/Agricultural to Commercial for 07-005-003-00

**12. Received for Notice:**

- a. Notice of Intent to Amend the Saugatuck Township component of the Tri-Community Comprehensive Plan

**13. Received for Information:**

- a. Board of Commissioners approves \$12,000 for the costs to provide contractual services for chapter text and table revisions, meeting attendance, and communication office expenses for the Growth Management Plan Update, June 12, 2008
- b. Clyde Township – Verizon Wireless Communications Tower Ordinance. Approved at June 9, 2008 County Planning Commission Meeting.

**14. Received for Review:**

- a. Otsego Township Draft Comprehensive Plan – Haugh

Haugh suggested that under open space and agricultural preservation include verbiage that would allow the usage of the purchase of development rights (PDR) in the future. Motion by Haugh, seconded by Burns to authorize the Secretary to send a letter to the Otsego Township with regards to additional verbiage. Motion carried unanimously.

**15. Hopkins Township Rezoning Request – Stahl**

Change zoning from AG to R-1 for Parcel Number 10-012-022-00. Approved by the Township Planning Commission on June 25, 2008.

Reasons for action taken:

- Complies with the Township Master Plan.
- Will not increase traffic/infrastructure use.
- Similar zoning in area.
- Resolves current legal non-conforming lot by applying R-1 standards.

Ayes 6; Nays 0; Absent 1; Abstaining 0

Stahl reported there is a 10 acre parcel with a farmhouse in Hopkins Township. They would like to tear down the old house and build new. Party wishes to rezone from agricultural to residential. Motion by Stahl, seconded by Voss to approve the action of the township planning commission passed by a unanimous vote.

**16. Otsego Township Zoning Ordinance Amendment – Haugh**

Text amendments to Sections 4.01-4.09, 11.01-11.07, 12.05, 14.204, 18.01-18.09 including the definition of minor amendments to the approved site plan in Section 18.06 as presented.

Approved by the Township Planning Commission on June 2, 2008.

Ayes 8; Nays 0; Absent 1; Abstaining 0

Motion by Haugh, seconded by Stahl to approve the action of the township planning commission passed by a unanimous vote.

**Standing Committee Reports:**

**17. L.I.S. – Valdis Kalnins, Director**

Kalnins reported that LIS has a new employee. The Board of Commissioners approved a contract with FTC&H for mud mapping. LIS has been busy assisting with the damage from the June floods. Ninety miles of County drains incurred damages. Most of the damage occurred more north around the Holland area. They are working on a figure to submit to FEMA for funds to repair.

**18. Growth Management Plan Committee – Vogeler**

- a. Notice of Intent to Prepare a Master Plan Update
- b. Chapter 8 Major Issues
- c. Next Steps in the Process

Kalnins reported that the committee met this morning and discussed numerous items that will need direction from the Commission. Members reviewed the notice of intent to prepare a master plan update; one change was made. Motion by Haugh, seconded by Burns to send out the notice of intent with correction. Motion carried unanimously. Motion by Haugh, seconded by Burns to approve the presented list of planners for the RFP. Motion carried unanimously. Members reviewed and discussed minor changes to Chapter 8 Major Issues.

**19. Work Program Committee – Pardee**

Pardee updated on changes with the bylaws. Once changes are made Lauer will submit request for action to the Administration Department.

**20. Dept. of Public Works – Rininger**

None

**21. Parks Commission / Recreation & Tourism – Spreitzer, Tobolic**

Spreitzer stated that he was not present at the meeting however he did receive a report. The revenue collected at Littlejohn Park has not been enough to cover the salary for a park attendant. There will be future meetings scheduled to discuss the Silver Creek and Little John Lake Master Plans. Meetings will be open to everyone.

**22. Region 8 – Burns**

Burns would like to call Dave Bee from Region 8 to come in and assist the County with various problem issues related to economic and transportation planning. Kalnins suggested waiting until the Board presentation on Thursday since this issue will be discussed.

**23. Resource Recovery – Hinz**

None

**24. Board of Commissioners – Burns, Spreitzer**

Spreitzer reported that mileage was approved for increase. A new Director of Senior Services was hired. Discussion has surfaced entertaining the possibility to cut down on the amount of Board meetings. Burns reported that the Board has been working with the Drain and Road Commission regarding the state of emergency related to the flooding.

**25. Education – Buist**

None

**26. Discussion and Presentation Items:**

Haugh reported that the DEQ is working on grants for the preservation of Farmland and we could receive up to \$500,000 for Allegan County. He further stated that we have received applications from six farmers to be included in this years round of grant applications for Farmland Preservation.

Voss stated that the budget needs to be turned in by August 11. Therefore, a special meeting will need to be held after adjournment for review.

**27. Public Participation:**

**28. Round Table:**

**29. Adjournment:**

Motioned by Stahl, seconded by Haugh to adjourn the meeting at 3:29 PM. Motion carried unanimously. The next regular meeting of the Allegan County Planning Commission will be held on Monday, August 11, 2008 at 1:30 P.M., in the Human Services Building, County Services Complex, 3255 – 122<sup>nd</sup> Avenue, Allegan, Michigan.

Minutes respectfully submitted by Becky Blaine, for the Allegan County Planning Commission.