

MONTCALM COUNTY PLANNING COMMISSION

MINUTES

Monday, January 17, 2005, 7:00 p.m.

Third Floor Conference Room

Administrative Building

Members Present: Franz Mogdis
Lonnie Smith
John Johansen
Bruce Noll
Don Smucker
Phil Lund
Pete Haines
Members Absent: David Raney
Participating Members Present: None
Others Present: Lisa Lund, Recording Secretary; Mark Wyckoff, Planning and Zoning Center, Inc.

Call to Order

Chairman Mogdis called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Chairman Mogdis led the group in the Pledge.

Roll Call

Lisa Lund took roll call and announced a quorum present.

Public Comment

Chairman Mogdis opened the floor for public comment.

Approval of Minutes

The minutes of the December 6, 2004 meeting were reviewed. Motioned by Phil Lund to approve the minutes as presented. Seconded by John Johansen. Motion carried. Mark Wyckoff asked Lisa Lund to send him the draft Planning Commission minutes following the meetings.

Approval of the Agenda

The agenda was reviewed. John Johansen asked to add an item under new business called "Don Lehman's Items." Franz Mogdis asked to add Invoices for Approval under new business. Motioned by John Johansen to approve the agenda as amended. Seconded by Bruce Noll. Motion carried.

Old Business and Reports

Local Leaders Survey/ Land Use Plan

Local Leaders Survey

Mark Wyckoff distributed two handouts: "Montcalm Survey of Local Leaders as of January 14" (Attachment A) and "Table: Montcalm County Survey of Local Leaders- Analysis of Statements" (Attachment B). Mark presented draft survey responses with the understanding additional surveys will be coming in and that no conclusions will be drawn at this time. Franz Mogdis indicated that additional work would be done to get additional surveys returned. Currently have 28 responses, need about 50 to have a reasonable response. The range of respondent backgrounds is reasonable, it is just the number that is insufficient. Mark requested a deadline for the surveys should be returned to Planning and Zoning Center, Inc. (PZC) office by February 7, 2005. Mark reviewed the list of respondents and members discussed strategies to increase the return rate through upcoming meetings, especially township supervisor surveys.

Mark then distributed an agenda (Attachment C) of the items he intended to address.

Jurisdictional Plans and Ordinances

Mark initiated a status report on the county land use Fact Book and distributed a handout called "Montcalm County Jurisdiction Plans and Ordinance" (Attachment D). Planning Commission members helped Mark identify which of the jurisdiction plans and ordinances were not captured accurately on the chart and then identified informational sources. This assessment is the first set of information required to do an analysis which will form the base for land use planning and map preparation. Mark requested that this information be submitted to him by February 7, 2005.

Facility Survey

Mark Wyckoff then distributed a handout that included a survey and supporting materials (Attachment E) to inventory community facilities for each jurisdiction. Mark discussed the importance of participation in this and asked the Planning Commission members to consider how important this item would be to them. Don Smucker said the West Michigan Regional Planning Commission attempted to do this and Franz Mogdis said that Michigan Township Association has a lot of this information already on their website. Franz Mogdis suggested that for many townships, if we were to attain existing information and fill in as much as possible to have them verify, we would get a better response. Mark requested this information by February 7, 2005. John Johansen recommended contacting the Conservation District as another source.

Building Permit data

Mark Wyckoff asked about building permit data for years 2000-2004. Franz Mogdis stated that Montcalm County serves all the township villages and city jurisdiction for Montcalm and Eureka townships and the city of Greenville. Mark needs data on new construction permits by type (residential, commercial and industrial), but he stated further breakdowns would be even more useful such as by jurisdiction and by residential type (single family, two family, and multiple family). Franz Mogdis noted that in addition to those breakdowns, there is also information available by mobile home and modular. Franz will get the requested data from the non-three sources. Mark asked to be contacted if this attainment cannot be done for Montcalm and Eureka townships and the city of Greenville.

Fact Book

Mark Wyckoff then presented the "Draft Fact Book Outline" (Attachment F). Mark stated almost all the chapters of the outline are being worked on at different degrees based on the information currently available. Mark stated that he will aim to have a draft to be forwarded to the February 17th Planning Commission meeting and he asked Planning Commission members to review the draft Fact Book and note suggested revisions for discussion at the March 21st meeting. Mark said he would return for the March 21st meeting for that dialogue.

Community Meetings

Mark initiated the discussion of scheduling the community meetings. By the February meeting, Mark said the Planning Commission will want to have the event information finalized and out to people. Members are responsible to secure facilities that are adequate for the activities. Thursdays in the third and fourth weeks of April were identified as target dates. Members suggested having them at Montcalm Community College in Sidney, Tri-County High School Media Center in Howard City, and Greenville Public Schools Central Facilities in Greenville. In addition, the work plan reflects an activity of the presentation of community meeting results to the Montcalm Townships Association meeting which will take place the third Tuesday in May. As a goal, Mark said all community meetings should occur within two weeks. Franz Mogdis and Mark will work together to identify dates. Each event is scheduled from 7:00-9:30 p.m. Mark suggested developing incentives to encourage participation. The Planning Commission will need to develop and implement event promotion strategies including media attention.

Don Smucker asked how the Community Information System website might be set up to respond to community feedback. Mark Wyckoff suggested a generic e-mail address that would be directed to someone rather than enabling the opportunity to post questions as they are often not responded to in a timely manner.

Website Committee Report

Don Smucker and Lonnie Smith met with Melissa Hetherington from the Controller's Office and Don Lehman to discuss changes that will be made to the website. The proposed changes would simplify access to the information. Melissa said she is willing to be the first point of contact to receive land use related e-mails generated through the website but needed to know to whom they will be forwarded for response. Don Smucker agreed to be that response contact and will call on Franz Mogdis if additional help is needed.

New Business

Better Designs for Development in Michigan

John Johansen distributed a handout about the "Better Designs for Development in Michigan" training program (Attachment G). John stated that by the next meeting, Planning Commission members need to register and that the Planning Commission budget would cover training costs. Lonnie Smith, Pete Haines, Bruce Noll, and John Johansen indicated interest. Franz Mogdis will follow up with Dave Raney regarding his interest. John asked Lisa Lund to contact Don Lehman with the names of interested persons to register.

Don Lehman's Items

Although Don Lehman was unable to make tonight's meeting, he provided John Johansen with informational items to share with Planning Commission members.

1. John passed around a Citizen Planner brochure that had information about session one being available on-line.
2. John shared that Don Lehman would be meeting with Professor Macheimer, the web designer, and hopefully Mark Wyckoff on January 25 to plan the Build-out website. Professor Macheimer will be coordinating all the data collected and organizing it with the website designer.

John also wanted to make sure members were aware that the county approved an increase the mileage reimbursement rate to \$.37 per mile effective October 1, 2004

Invoices for Approval

Franz Mogdis stated that PZC submitted invoices for the month of October for \$1,060.50 and the month of November for \$1,586.25. Minus these two invoices, this leaves a balance of \$77,348.25 in the land use plan budget. Motioned by Don Smucker to approve invoices and recommend payment by the Board of Commissioners. Seconded by Phil Lund. Motion carried. Franz will forward the invoices to the Controller's Office.

The next meeting is scheduled for Monday, February 21 at 7:00 p.m.

Motioned by Bruce Noll to adjourn. Seconded by Don Smucker. Motion carried.

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Lisa Lund, Recording Secretary

**Montcalm County Survey of Local Leaders
80 surveys mailed, 28 returned (35%), as of 1/14/05**

OCCUPATION

- Business Owner
- City Administrator
- County Commissioner
- Education
- Environmental Health Supervisor
- Executive Director, Montcalm Alliance
- Farmer - Dairy
- Farmer (4)
- Farmer/Real Estate Developer
- Mayor
- MSU Montcalm Extension Director
- Realtor
- Retired – County Commissioner
- Retired - Professor (Industrial Electronics), Ferris State University
- Retired (5)
- School Administrator
- Self Business (2)
- Social worker
- Township Supervisor

NUMBER OF YEARS LIVED IN AREA - Of those who responded, there was a cumulative of 1,147yrs., Average – 44 yrs.

HAVE YOU SERVED AS?

ELECTED OFFICIAL – 17 people have served as an elected official for a total of 217.5 yrs., with an average of 12.8 years. One person also served on a jurisdiction for 28 years.

PLANNING COMMISSIONER – 11 people have served as planning commissioner for a total of 81 years, with average of 7.4 years. One person served on the planning commission for 25 years.

ZONING BOARD OF APPEALS – 1 person has served on the board for 6 yrs.

SERVED ON OTHER LOCAL ORGANIZATIONS – 23 people responded for a total of 241 yrs., with an average of 10.5 yrs. Majority of people served on more than one organization.

- American Legion
- American Red Cross
- Central Montcalm Community Foundation Board
- Chamber of Commerce – (2)
- Church Treasury
- City Council
- Coalition of greater Greenville
- COGG
- Conservation District
- County Commissioner

- County Mental Health Foundation
- Economic Development and Physical Resource Commission
- Emergency Management Action Carte (EMAC)
- Evergreen Township Board of Review
- Fair board
- Friends of Fred Meijer Heartland Trail
- Frontier Committee
- Greenville Area Development Committee
- Growth Finance Corp. Board
- Habitat for Humanity
- Health Department
- Justice of the peace
- Kelsey Hospital Board
- Lakeview Lions
- Lions Club
- Little league coach
- Montcalm Alliance – (3)
- Montcalm County Board of Realtors
- Montcalm County Township Association
- Montcalm Farm Bureau (Including President) – (3)
- Montcalm Human Services Coalition Board - -
- Montcalm Land Use Coalition – (5)
- Montcalm Solid Waste Management Committee – (2)
- Moose Lodge
- Natural Resources Board
- School Board
- Spectrum Health United Memorial
- Township Zoning Board
- United Lifestyles Board
- United Way – (2)
- Zoning Administrator

1. **WHAT DO YOU SEE AS THE MAJOR THREATS OR EXISTING PROBLEMS AS RELATED TO LAND USE, ECONOMIC DEVELOPMENT, PUBLIC SERVICES AND/OR RELATED ISSUES FACING MONTCALM COUNTY?**

- A need for Federal or State programs to help offset the high cost of the mid to small farmer and also the larger public doesn't seem to be educated about zoning and how it works for their benefit.
- Attitude – concern about too much governmental regulation, unwilling to be involved in problem solving
- Better Airports, bus service, and rail
- Building cities and villages on high water table lands, causing pollution and waste of resources
- City, Villages and Townships Master Plan and/or Zoning Ordinance (or lack of) that do not encourage the current wave of proper land development including residential, commercial and agricultural
- Co – existence of intensive agriculture with general public
- Core group of generational welfare and lack of understanding about impoverished people
- Deteriorating condition of County Roads
- Deteriorating Infrastructure – roads

- Disrepair of many homes and farmsteads in the County
- Education for area youth
- Environmental issues – especially water related
- Failing to place industry in the proper areas, so they will draw residential buildings in the proper areas as not to destroy our best resources
- Failure to effectively market county's assets
- Failure to vision far enough into the future (yesterday planning)
- Farmers being restricted by rules made by non-farmers (Monroe)
- Farmland values have increased to the point at which land doesn't cash flow based on crop production
- Fragmentation of land uses
- Ground drinking water quality contamination
- Highly productive soils should be restricted for food production
- Impact of economic transitions (vacant industrial/ commercial properties)
- Increase in the cost of services to the Townships who experience growth
- Increased demand for county-funded services
- Increased traffic related issues
- Increasing development as "only" a bedroom community
- Increasing number of lost manufacturing jobs – **(6) similar responses**
- Influx of people wishing a "rural" lifestyle
- Insufficient jobs and tax base due to inadequate industry and commerce
- Lack of a regional planning effort
- Lack of common vision and narrow interests – **(2) similar responses**
- Lack of consensus of community boundaries vs. political boundaries
- Lack of trail system to provide alternative routes of transportation to promote health and conserve gasoline
- Law enforcement – resources stressed
- Letting people know who we are and what we have to offer
- Limited public transportation
- Livable wage jobs
- Loss of agricultural infrastructure – e.g. farm dealers, seeds, feeds etc.
- Loss of farm profitability
- Low density Township zoning ordinances (10-40 acre minimums)
- Migration from urban areas into rural areas, resulting in loss of prime farm land and overcrowding of most of our lakes
- Most new residents moving into the County feel that the assets are in the good land – and the land is great to build houses and accommodate people
- Municipal Township turf wars
- New areas for employment
- Not having a market in the County for agricultural products
- Reduction of Sheriff Road patrol
- Relationship between City and Township
- Road Commission – financial limitations
- Rural homestead as related to access to services
- Shift in cultural identity, fewer people work and live in the community
- Short term thinking rather than long term
- Sprawl – unplanned expansion of land uses for housing
- State regulation and taxes
- Surface water quality at local lakes
- Taxes – services being squeezed by inadequate finances available
- The ability for farmers to purchase farmland and retain it for the use – **(2) similar responses**
- The County needs to strive to keep and enlarge agriculture to Montcalm County. It is what we have going for us now.

- The lack of countywide, coordinated planning and zoning – **(2) similar responses**
- The loss of prime (productive) agricultural land, being sold off at a fast rate - **(7) similar responses**
- The number of large residential lots in rural areas (5+ acres)
- The proliferations of local governments, i.e. Townships, lack any natural logical boundaries, but compete with other municipalities for development and tax base. Land use planning could be effective on a regional basis (at least county-wide).
- There is a need to entice more business to Montcalm County
- Time – people are being squeezed to the point that they in many cases are unwilling to invest time in messy public policy issues
- Too many vacant business buildings
- Townships have different sets of rules as it relates to land use
- Transportation and highway traffic – **(2) similar responses**
- Uncontrolled development of County Lakes
- Unorganized land divisions of lots exceeding 1 -2 acres
- Urban sprawl which - will increase public service costs as compared to farmland
- Using new land rather than areas that have been already platted

2. **WHAT DO YOU SEE AS THE MAJOR OPPORTUNITIES FACING MONTCALM COUNTY (AGAIN AS RELATED TO LAND USE, ECONOMIC DEVELOPMENT, PUBLIC SERVICES, AND/OR RELATED ISSUES)?**

- Ability to separate urban centers from hard core agricultural areas
- Abundance of available land
- Aggressive marketing for business attraction
- Agricultural diversity
- Alternative fuels i.e.: ethanol and soy diesel production
- Attract new jobs to the area
- Bedroom community for metropolitan areas
- Central location to US-131 & US-27
- Collaborative relationships existing between all community sectors
- County wide economic development to provide for more jobs
- Creative thinking efforts and task forces in place to deal with the loss of manufacturing jobs.
- Developing farm land protection strategies
- Developing widespread concern about the rapid loss of land
- Development of tourism opportunities
- Economic development – Government willing to work with commercial, supply of buildings ready to use, good workforce availability
- Educate the people about the benefits of proper land divisions
- Educate the people about the values of trail use
- Education for farmers (MSU Extension expansion)
- Farm Markets
- Fresh produce provided for metropolitan areas
- Good highway mix throughout the County – **(2) similar responses**
- Hunting should be considered as a commercial enterprise
- Interest in the area by news organizations
- Land availability and affordability
- Large tracks of prime farmland (soil, water, and climate) still in tact with in the County. Cropland clusters.
- Many factory sites available, which if occupied would enhance our economic development
- Montcalm County has a large and diverse agriculture business already in place and I hope to see conditions that allow agriculture to prosper

- Natural resource abundance i.e., lakes, rivers, streams
- Open Space – woodlands and wetlands with abundant wildlife
- Planned development in rural areas that both protect prime agricultural lands and provide location for a wide range of housing
- Planned redevelopment of County's downtown areas (i.e., a plan with a theme)
- Productive farmland with adequate water supply
- Promote and connect existing trails to encourage use for better health and less dependence on the automobile
- Promote land divisions that have only "1 acre" lots and open space that blend with the agricultural land
- Protection of environmentally sensitive areas (e.g., wetlands, rivers, lakes, state game areas)
- Proximity to metropolitan areas – **(2) similar responses**
- Public education about public programs that are offered for their benefit
- Public services will not be able to keep up with demand
- Recreation – beautiful lakes and streams for activities – **(5) similar responses**
- Relative residential appeal, quality living choices in parks, recreation, arts, etc.)
- Research model programming for rural areas
- Resolve of the community to prosper
- Rural open space available
- Small planet – The County is no longer in an "undesirable location". We can promote a small town atmosphere and yet have business connected to the world.
- The agricultural commodity viability in Montcalm County
- The County has developed some strong organizational ties that are encouraging people to work together on common problems
- The County has very good agricultural land and therefore should be used in such a way to preserve these features
- The County must welcome growth but in a planned and none threatening manner without threatening our existing resources.
- The County's local governmental units have in many cases become more skilled in carrying out their responsibilities
- The loss of industry and manufacturing jobs may provide an opportunity (or the necessity) for regional cooperation
- Tremendous natural resources – **(4) similar responses**
- Unleashing of potential resources to focus on problems/needs
- Value added food products
- We have the land and the work force, we need some how let corporation know this
- With the State's attention on job loss in Greenville, it creates an opportunity to attract new manufacturing to the town with the State's tax incentive help
- Would like to see thought out sub-divisions with common areas and a country feel, without sprawl

3. **WHAT SPECIFIC PROJECTS OR ACTION STRATEGIES DO YOU MOST WANT TO SEE EMERGE FROM MONTCALM COUNTY'S EFFORTS TO PREPARE A LAND USE/MASTER PLAN?**

- A focus on entrepreneurship and small business development as the primary method for job creation, in which the plan should encourage such efforts
- A plan for future development
- A way to revitalize our cities and towns
- Affordable housing options
- An amusement park might behoove our County
- Attention to balance of land use that protects County assets
- Attract small industrial projects

- Business attraction
- Classifying agricultural land into prime – low productivity
- Coordination of planning and development efforts
- County advertisement to surrounding counties and state on what Montcalm County has to offer for business, vacation, recreation, etc.
- County traffic flow/commercial development plan – (prime arteries)
- Develop industrial areas in an effort to recruit jobs
- Discussions that consider County-wide and regional considerations
- Educate but also project future patterns to the public and what development will mean for the future
- Educate public about what can happen in the future if no action is taken
- Educate the county, township officials, and citizens about land use issues – **(3) similar responses**
- Encourage cluster development for housing and recreation
- Encourage growth in clusters
- Encourage small lots in agricultural areas (1 acre)
- Expand tourism
- Government leaders will realize the importance of the issues and have a guideline for action
- Green space preservation
- Hope that future housing development will in such a way minimize public service costs and be directed toward land with little or no agricultural purpose
- Identification, promotion, and incentives to develop in the most appropriate areas
- Identify areas where commercial development should take place – **(2) similar responses**
- Identify those areas where protective farm land should be protected
- If there was ever a sewage project in the Sidney and Douglas Township area, it would be desirable to have all or as many as possible in one project
- Improved agricultural profitability and protection which will result in it's preservation as well as provide for more jobs
- Industry that comes into this County should be tied in with agriculture and that they be placed in areas that are well sated to building as there are always residential building that follow
- Inform and educate the general public on current issues, trends and consequences
- Infrastructure plan
- It is important to define "growth" areas around urban centers to provide cost effective infrastructure. Otherwise, the cost of services may be greater than the revenue received in taxes, not to mention what uncontrolled growth does to the environment.
- Make sure this is a land use plan and not a zoning plan
- Market to potential merchants/developers
- Natural resource protection and farmland preservation efforts
- Natural resource-based recreation and tourism
- Preserving our natural resources
- Project family/residential profile, access potential needs, and design plan to address proportionally
- Promotion of economic development, while maintaining rural atmosphere
- Protect prime agricultural land and environmentally sensitive areas – **(4) similar responses**
- Protection of the Counties Agriculture base and farm land while allowing for non-agricultural economic development and housing in the non-agricultural production areas
- PUD style developments - encourage
- Pulling of the community together with a plan of action
- Redevelop communities – every community has a current master land use plan
- Retain beautiful physical characteristics
- Retaining housing value
- Smart growth strategy that promotes desirable higher density residential areas and preserves open space

- Stimulate interest and raise awareness of all citizens concerning changes in land use and programs to deal with the land use issues
- Sub-division management
- The most productive farmlands protected
- To encourage groups to work together to be productive and to anticipate and solve problems
- To help people become more aware of the assets one has and the stake they have in using them
- Township collaboration
- Wise community development/land parcel splits
- Wiser leadership that work together
- Would like to see large agricultural districts maintained

4. **WOULD YOU CHARACTERIZE YOURSELF AS SOMEONE WHO IS?**

- a. Pro development and supports minimal land use regulations - **(3)**
- b. Pro development but supports municipal controls to manage growth - **(24)**
- c. Not very concerned about development or land use regulations – **(0)**
- d. Opposed to new development - **(1)**
- e. Undecided – **(0)**

5. **HOW WOULD YOU CHARACTERIZE THE OPINIONS OF THE MAJORITY OF THE RESIDENTS IN MONTCALM COUNTY?**

- a. Pro development and supports minimal land use regulations - **(4)**
- b. Pro development but supports municipal controls to manage growth - **(9)**
- c. Not very concerned about development or land use regulations – **(12)**
- d. Opposed to new development – **(2)**
- e. Undecided
 - No response – **(1)**

6. **WHAT OTHER COMMENTS WOULD YOU LIKE TO OFFER REGARDING FUTURE GROWTH OR CHANGE IN MONTCALM COUNTY?**

- A strategically placed “Welcome Center” (with free bottled water, maps, brochures, etc.) would promote the County and future growth
- Develop recreation areas as a new area of growth
- Growth and change are inevitable. The challenge will be to direct it in such a manner that it provides the maximum positive results and minimizes the negative. It needs to be a very well planned “chain reaction” process.
- Growth is supported both residential and commercial but feel the need for managed growth so as to protect our most valuable farmlands, scenic areas, lake and rivers. We must urge support of our small communities and their businesses.

- Growth pressures should be focused where infrastructure already exists and try to avoid productive farmland consumption
- I believe the planning commission should be changed to reflect the wishes of the people of Montcalm County and not just seek out the comment of special interest groups
- I believe the time is coming when food and fiber will be very short in supply and we must plan our areas for protection
- Insure that future development respects and protects those elements that contribute to Montcalm County's rural character, agricultural productivity, and quality of life.
- Large agricultural districts which would allow for agricultural conservation easements for future preservation
- Montcalm County has a lot to offer and we are heading in the right direction.
- Montcalm County has a small town rural attitude about growth and will always have. We need to work with that framework. Large municipal solutions will not get the traction to facilitate change.
- More awareness by public of the importance of maintaining farmland
- Peoples values have to be a priority and pay attention to sustainability especially for low income people looking for cheap residences
- Some areas may becoming too dense
- Type of development should be focused on what can generate sustainable support revenue for infrastructure
- We need help from State and Federal governments, both of which are busy abdicating their responsibilities
- What is needed is people with money and motivation

John f:\winword\montcalm\Local Leaders-Results.doc

Jan 2005
Attachment B

Table: Montcalm County Survey of Local Leaders—Analysis of Statements

| Response Category | Major Threats | Major Opportunities | Action Strategies | Comments on Future Change | Total |
|---|----------------------|----------------------------|--------------------------|----------------------------------|--------------|
| Land use planning, location of development, sustainable future | 10 | 11 | 26 | 6 | 53 |
| Farming and farmland protection | 18 | 13 | 12 | 6 | 49 |
| Jobs and economy, economic stimulation | 15 | 13 | 11 | 3 | 42 |
| Government, cooperation, between jurisdictions, responsibilities | 7 | 4 | 5 | 2 | 18 |
| Environment, natural resources, water quality, lakes | 4 | 8 | 2 | 1 | 15 |
| Land use change, rate of change, sprawl, residential density and location of development. | 11 | 3 | 0 | 1 | 15 |
| Transportation, highways | 9 | 3 | 1 | | 13 |
| Recreation and tourism | 0 | 9 | 2 | 1 | 12 |
| Public services, police, fire | 5 | 2 | 0 | 0 | 7 |
| Infrastructure, sewer and water | 0 | 0 | 2 | 2 | 4 |
| Land use regulation, zoning | 3 | 0 | 0 | 0 | 3 |
| Visual character, rural landscapes | 0 | 0 | 1 | 2 | 3 |
| Housing, affordable housing | 0 | 0 | 2 | 0 | 2 |
| Education, schools | 1 | 0 | 0 | 0 | 1 |

Montcalm County Future Land Use/Master Plan

Planning Commission Meeting

January 17, 2005

AGENDA FOR PRESENTATION/DISCUSSION BY MARK WYCKOFF, PLANNING & ZONING CENTER, INC.

- Status Report on Fact Book
 - Existing Jurisdiction Master Plan and Zoning Ordinance Needs
 - Community Facility Survey (send with map of each jurisdiction)
 - Building Permit Data (2000 to 2004)
 - Completed Draft in Mid-February (dependent on data supplied on time)
- Next Steps
 - Meeting with Planning Commission to Discuss Fact Book
 - Schedule for Special Meetings
 - Visioning Town Meetings
 - Locations
 - Dates
 - County Township Association Meeting
- Other
- Questions and Answers

MONTCALM COUNTY JURISDICTION PLANS AND ORDINANCES

| Community Cities and Villages | Master Plan | | Zoning Ordinance | | Zoning Map | | Rec Plan | | |
|-------------------------------------|----------------|---------|---------------------|---------|--------------------------|---------|----------------|---------|--|
| | Available/Date | PZC has | Available/Date | PZC has | Available/Date | PZC has | Available/Date | PZC Has | |
| Carson City | | | 1984 | | | | | | |
| Edmore | | | 1989 | | | | | | |
| Greenville | | | 1981 | | Yes | | | | |
| Howard City | 1995 | | 2000 | | | | 2001 | | |
| Lakeview | | | 1994 | | Yes | | | | |
| McBride | | | | | | | | | |
| Pierson | | | | | | | | | |
| Sheridan | | | | | | | 2004 | | |
| Stanton | | | 1996 | | | | | | |
| Townships | | | | | | | | | |
| Belvidere Township | | | 1998 | | Sched regs | Yes | Yes | | |
| Bloomer Township | | | 1992 | | District desc | Yes | Yes | | |
| Bushnell Township | | | | | | | | | |
| Cato Township | | | 2001 | | District desc | Yes | Yes | | |
| Crystal Township | | | | | | | | | |
| Day Township | | | | | | | | | |
| Douglass Township | | | Online ?/1997 | | District desc. | | | | |
| Eureka Township | | | | | | | | | |
| Evergreen Township | | | | | | | | | |
| Fairplain Township | | | | | | | | | |
| Ferris Township | | | | | | | | | |
| Home Township | | | Online/1995 | | No-online didn't work | Yes | No | | |

| | Master Plan | | Zoning Ordinance | | Zoning Map | | Rec Plan | |
|-----------------------|----------------|----------------------|------------------|---------------|----------------|---------|----------------|---------|
| Community | Available/Date | PZC has | Available/Date | PZC has | Available/Date | PZC has | Available/Date | PZC Has |
| Maple Valley Township | | | | | | | | |
| Montcalm Township | | | 2003 | District regs | | yes | | |
| Pierson Township | | | 2001/04 | District regs | yes | yes | Online/2004 | yes |
| Pine Township | | | Online ?/2000 | District regs | | | | |
| Reynolds Township | | | 1998 | Sched regs | yes | yes | | |
| Richland Township | Online 2003 | Error-page not found | 2003 | District regs | yes | yes | | |
| Sidney Township | Online 2000 | | 2001 | Sched regs | yes | yes | | |
| Winfield Township | | | Online/2000/04 | Sched regs | | | | |

MONTCALM COUNTY COMPREHENSIVE PLAN

SURVEY OF COMMUNITY FACILITIES

Community facilities are publicly owned buildings, parks, etc., in which a service is provided to the community, or privately owned facilities that are available for community functions. These include schools, city, village, township or county offices, maintenance garages, libraries, community centers, senior centers, post offices and parks. Other, privately owned facilities may be included in this survey, such as churches and private or parochial schools. Each City, Village and Township in Montcalm County is requested to fill out this survey, in addition to the County.

Would you please complete the 10-question check-list below, and provide any supplementary information (on the following pages), if prompted by the check-list? The check-list and any supplemental information should be returned to: Franz Mogdis, Chair, Montcalm County Planning Commission, 5525 Vettrans, Stanton, MI, 48888. If you have questions about the check-list, please contact Mr. Mogdis at (989) 831-5261 or by e-mail at fmogdis@maisd.com.

Date _____
Unit of Government _____
Person responding and position _____

Address, phone and fax numbers _____

1. Does your community own any parks or natural areas? Yes _____. No _____. (If yes, please list on page 3.)
2. Does your community own or participate in a municipal water system? Yes _____. No _____. (If yes, please describe the capacity on page 4.)
3. Does your community own or participate in a municipal sanitary sewer system? Yes _____. No _____. (If yes, please describe the capacity on page 5.)
4. Please list the size of your township, village or city hall _____. Are there any plans to expand or replace it? Yes _____. No _____. (If yes, when _____, and with what size building? _____)
5. Does your community own any other buildings, such as equipment garages, storage buildings, fire barns, community centers, or are there private facilities used by the public? Yes _____. No _____. (If yes, please list on page 6-8.)

6. Public Safety. Does your community have its own police department? Yes ____ No ____ (If yes, please list number of officers and vehicles on page 9.) Fire department Yes ____ No ____ (If yes, please list number of officers and vehicles on page 9.)

7. Who is responsible for publicly owned facility and equipment maintenance in your community?

Address and Phone Number: _____

8. Who is responsible for developing the publicly owned facility and equipment maintenance budget in your community?

Address and Phone Number if an individual: _____

9. Who is ultimately responsible for approving the publicly owned facility and equipment maintenance budget? _____

Address and Phone Number if an individual: _____

10. Do you plan any public facility improvements in the near future? Yes ____ No ____ (If yes, please list on page 10.)

Follow-up to Question # 5. Structure or other facilities used for public purposes.

| Facility | Function | Location | Approximate Acreage | Approximate Structure Size |
|--|----------|----------|---------------------|----------------------------|
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| | | | | |
| | | | | |
| Schools (Note if public or private) | | | | |
| | | | | |
| | | | | |
| | | | | |
| Community/Senior Centers (Please note if public or privately owned) | | | | |
| | | | | |
| | | | | |

Please note the location of each facility, by name or corresponding number on a map of your community and return it with this survey. Please label the map "Community Facilities."

| Facility (cont.) | Function | Location | Approximate Acreage | Approximate Structure Size |
|--|----------|----------|---------------------|----------------------------|
| Libraries/Museums | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Churches or other private facilities (open to public functions) | | | | |
| | | | | |
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| | | | | |

Please note the location of each facility, by name or corresponding number on a map of your community and return it with this survey. Please label the map "Community Facilities."

Follow-up to Question # 6. Public safety employees and equipment.

| Department | Vehicles | Location | Approximate Structure Size | If public safety department is shared with other communities, with which ones? |
|-------------------------|----------|----------|----------------------------|--|
| Police (Chief/Officers) | | | | |
| | | | | |
| | | | | |
| Fire (Chief/Firemen) | | | | |
| | | | | |
| | | | | |
| EMS | | | | |
| | | | | |
| | | | | |

Please note the location of each facility, by name or corresponding number on a map of your community and return it with this survey. Please label the map "Community Facilities."

Follow-up to Question #10. Facility Needs

Please list those community facilities and programs which your community feels are needed but not presently provided. The source of this information may be from citizen input, the schools, civic groups or an internal needs assessment. Please list who suggested the need, as well as the attributes asked for below:

| Facility Need | Acreage Required | Structures/Space Required | Staff Required | Who Identified Need |
|---------------|------------------|---------------------------|----------------|---------------------|
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Please copy this page and attach if additional pages are required.

Other comments?

THANK YOU FOR YOUR ASSISTANCE!

If you have any questions, please call Mark Wyckoff or John Warbach at Planning & Zoning Center, Inc. (517) 886-0555 or by e-mail at Wyckoff@pzcenter.com or Warbach@pzcenter.com; or Franz Mogdis, Chair, Montcalm County Planning Commission at (9889) 831-5261 or by e-mail at fmogdis@maisd.com.

Reminder: Please note all facilities on a map of your community and return that with the survey.

Please return this information to Planning & Zoning Center, Inc., 715 North Cedar Street, Lansing, MI. 48906, or you may fax it back to us at (517) 886-0564.

John f:\winword\Montcalm co\facility_survey.doc

MONTCALM COUNTY FUTURE LAND USE/MASTER PLAN

DRAFT FACT BOOK OUTLINE

Chapter 1: Introduction

Chapter 2: Demographics

Chapter 3: Economy and Economic Development

Chapter 4: Natural Resources and Environment

Chapter 5: Existing Land Use and Tax Base

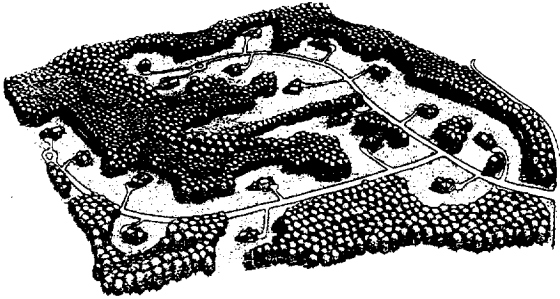
Chapter 6: Transportation

Chapter 7: Public Facilities and Physical Services

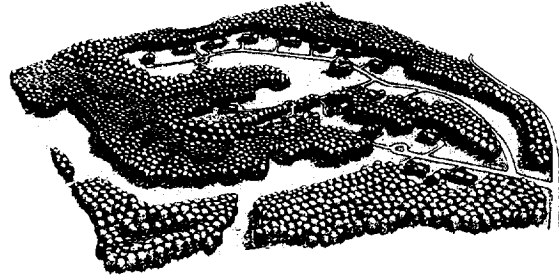
Chapter 8: Intergovernmental Roles and Responsibilities

Better Designs for Development In Michigan

Incorporating Conservation Design into Local Land Use Regulations



Conventional Development



Conservation Design Alternative

Thursdays 6:30 - 9:00 p.m.

March 24 & 31 - Montcalm Community College, Howard City

April 14 & 21 - Mecosta Township Hall, Rogers Heights

Cost \$100.00

Facilities will accommodate the first 50 paid registrants

MSU Extension's Land Use Team announces a new land-use education program for local land use decision-makers. **Better Designs for Development in Michigan** is a 9-hour course that introduces participants to the principles of Conservation Design. Participants in the Better Designs program:

- Learn how to evaluate the effectiveness of their current local land use plans and regulations to conserve important natural resources and community character.
- Become familiar with Conservation Design techniques that allow for the same level of new development as currently planned, but sites in a manner that conserves locally important natural resources and community character.
- Develop the knowledge and skills necessary to incorporate Conservation Design principles into their local land use plans and ordinances.

For more information contact your local county MSU Extension office.

Montcalm MSUE
211 W. Main St. , PO Box 308
Stanton, MI 48888
989-831-7500

Mecosta MSUE
14485 Northland Dr.
Big Rapids, MI 49307
231-592-0792

**MICHIGAN STATE
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