

**MONTCALM COUNTY PLANNING COMMISSION
M I N U T E S**

Monday, January 23, 2006, 7:00 p.m.
Third Floor, Board of Commissioners Meeting Room
Administrative Building

Members Present: Lonnie Smith
Franz Mogdis
John Johansen
Bruce Noll
Don Smucker
S. Michael Scott

Members Absent: Pete Haines
Phil Lund

Participating Members Present: Don Lehman, Michigan State University Montcalm Extension
John Berchtold, Montcalm County Administrator/Controller

Others Present: Lisa Lund, Recording Secretary
Mark Wyckoff, Planning and Zoning Center, Inc.

Call to Order

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

Pledge of Allegiance

Chairman Franz Mogdis led the group in the Pledge.

Roll Call

Lisa Lund took roll call and announced a quorum present.

Public Comment

All handouts noted are on file with the Recording Secretary.

Chairman Mogdis opened the floor for public comment.

Don Lehman distributed a handout showing the township build-out analysis handout information (HANDOUT A). Don Lehman has the website information on a disk and it is ready to add to the Community Information System at www.montcalm.org. John Johansen asked Don Lehman if he was going to send the information to the townships, and Don Lehman said he would and added that the townships already received the posters.

Approval of Meeting Minutes

All handouts noted are on file with the Recording Secretary.

Motioned by Don Smucker to approve the October 17, 2005 (HANDOUT B) and November, 7, 2005 (HANDOUT C) meeting minutes. Seconded by Michael S. Scott. Motion carried

Approval of the Agenda

Franz Mogdis stated that there was a PA 116 request from Sackett Ranch Inc in Richland Township that needed action and should be added under new business. Motioned by John Johansen to accept the agenda as amended. Seconded by Lonnie Smith. Motion carried

Reports

None.

Bruce Noll requested that the Planning Commission send a thank you letter to Judy Emmons for the new American flag in the conference room. The group agreed and Lisa will send the letter.

Old Business

There was no old business.

New Business

All handouts noted are on file with the Recording Secretary.

Organizational Issues

Selection of officers

Current officers are Franz Mogdis- Chairperson, Don Smucker- Vice-Chair, and Phil Lund- Secretary. Motioned by John Johansen to select same slate of officers as prior year. Seconded by Bruce Noll. Motion carried. Motioned by Bruce Noll to close nominations and elect officers on the slate by unanimous ballot. Support by Johansen. Motion carried.

Establishment of 2006 meeting schedule.

The Planning Commission meeting schedule for 2006 was changed. February's meeting will be on February 27th at 7:00 p.m. (due to the federal holiday being on the third Monday). There will not be a March meeting. Then beginning April 6, regular Planning Commission meetings will be on the first Thursday of the month at 7:00 p.m. Public hearings regarding the General Plan will be tentatively scheduled for third Mondays.

Approval of Fact Book for Placement on Website

Franz Mogdis has a hard copy edited version of the Fact Book with input from everyone who provided comments. He will give this to Mark Wyckoff for final revisions. It is intended that the final product will then be posted on the Community Information System website at www.montcalm.org. Motioned by Smucker to post the final version on the website. Seconded by S. Michael Scott. Motion carried. Don Smucker asked if the build-out analysis could also be posted on the website and it was agreed to do so. Mark Wyckoff said the Fact Book should be final within a couple weeks. John Berchtold requested that the recreation section be forwarded to Missy Hetherington so the recreation committee could use the information; Franz Mogdis committed to forward that information.

Changes in Planning & Zoning Center Inc. Structure

Franz Mogdis shared a press release entitled "Planning and Zoning Center moves to Michigan State University." (HANDOUT D) Mark Wyckoff will now be doing research on policy issues, outreach, and training, but will no longer do local plans and zoning ordinances. His current contact information will be valid for several more months. This change will not interfere with the Montcalm project. Planning and Zoning News will continue to be published. John Johansen offered congratulations.

Draft Montcalm County General Plan

Mark Wyckoff introduced the topic and referenced the document dated December, 2005 (HANDOUT E). The group decided to go through the document page by page for changes. Where possible, revision comments were recorded and listed.

Cover

John Johansen brought attention to the fact that the document had changed from a “Master Plan” to a “General Plan”

Title Page

John Johansen requested that the functional and geographic areas the members represent be listed.

Table of Contents

Mark Wyckoff indicated that the table would be adjusted after new pagination occurred.

Franz Mogdis noted that “Fredrick” (Meijer Heartland Trail) should read “Fred” not “Fredrick.”

Chapter 1

Page 1-1: Franz Mogdis noted that where there was a question mark near the number 3,000, this number should be replaced with “4,500”, and John Johansen requested to add “including supporting industries.”

Page 1-2: Don Smucker confirmed that in the bottom paragraph, 29 incorporated units of government is an accurate count. In the third paragraph, Don Smucker noted that it needs to be reworded to ensure it does not imply zoning.

Page 1-3: Mark Wyckoff requested photographs that show diversity of Montcalm County be sent to him as soon as possible for inclusion.

Pages 1-4,5,6,7: No changes.

Chapter 2

Page 2-1: John Berchtold and John Johansen had put this section into the County Commissioners packet for today’s meeting to keep them informed and get feedback. One Commissioner verbalized concern that he felt we were leaving the impression that this is the first step toward major implementation of zoning and there references to this in the goals section specifically. John Johansen asked Mark Wyckoff to revisit the entire section for implications of supporting zoning or looking at county zoning.

Page 2-2: No changes.

Page 2-3: Franz Mogdis requested that in the last line, the word “surrounding” be inserted before “region.”

Page 2-4: Franz Mogdis made several comments regarding education. He also asked that a new sentence after “subjects” regarding lifelong learning be inserted.

Page 2-5: No changes.

Page 2-6

- Franz Mogdis made comments under I.1. *(not recorded)*
- John Berchtold asked to add Michigan Economic Development Corporation as partner to existing language.

- 2b should be clarified to mention renaissance zones, tax abatements, etc...
- Under II. Goal- Add new strategy to support use of MSDHA or similar type funding programs to assist with housing or rehabilitation.
- Under Goal II.3- Encourage revision of “city, village and township”(add) zoning ordinances if necessary. Under Goal II.- add new strategy to address incentives.

Page 2-7

- John Johansen asked that under Goal III.1.- identify educational resource in MSU Extension and others. Deleted Goal IV.A .2. and reword A.3.
- Under A.5.- add “encourage development” and maintain formal...”
- John Johansen requested that Mark Wyckoff do a word search for “local zoning” to ensure consistent language throughout document.
- Under Goal IV.A.6- John Berchtold wanted to ensure listing of County ordinances listed included construction, junk, private road, and addressing ... want to promote fair and effective admin of those ordinances (replace current A6).
- “Urge adoption where they currently do not exist.”
- In objective itself- “ensure that every jurisdiction which has zoning is consistent...” (strike “local plan”).

Page 2-8

- Make IV.8 into IV.2.
- IV.7.- “Encourage local” to make zoning variances the exception rather than the rule.
- Lonnie Smith asked for language revision around V.3. “where the wellhead protection zone around municipal waterwells” and it should be moved to Page 2-12 between XI.4 and 5.
- Bruce Noll asked about V.A.1. stating that the “application” language needs to be reviewed as there is no application process. Reword V.A.1.- to say “Encourage farming operation that utilize the Michigan Right to Farm act to solicit...”
- Add strategy, V.A.- “Encourage farmers to participate in the Michigan Environmental Agriculture Assurance Program.”
- Revise VIA2- “City, Village and township governments work to develop.”
- Ensure acronyms spelled out.
- Add objective on Page 2-11 about review of sale of public land for possible public use prior to sale and add a strategy associated with that such as “Encourage notification of...”

Page 2-9

- VI.A.10- add “Urge...”
- VI.C- Does Conservation District or Farm Bureau have a place there. Add fourth strategy “To work with Conservation District, Farm Bureau, and other similar organizations....”
- Use the word “urge” instead of “request” at beginning of VI.C strategies.
- VII- work on “elderly friendly” oriented goal.

Page 2-10

- Adequate and protected water supply also.
- Revise VII.D.1. “Allow for mobile home parks and manufactured home and encourage they be located in...”
- V.III. A. “Develop and promote area recreational and cultural opportunities targeted toward meeting needs of youth.”

Page 2-11

- X.A.- Revise a strategy to include EightCAP, Inc. as transportation resource.
- X.B.- “Utilize West Michigan Regional Planning...”

- X.B.5.- “Encourage planning and zoning...”
- XI.E.- revision of language (delete “by the county”).
- Expand under XI.G.- address situation with on-site septic on prohibited soils, same for water...
...” Without public sewer or water service is not limited by soils.”

Page 2-12

- XI.1. “Encourage (delete “permit”).....”

Page 2-13

- XIII G9 and G10 revisions.

Chapter 3

Page 3-1: Changes not recorded (if any).

Page 3-2: Again, change zoning language throughout.

Page 3-3: On Map 3-1, the first watershed name is “Pine”, not “Chippewa” as written.

Page 3-4: Franz made comments on the trail system language.

Page 3-5,6: No changes.

Page 3-7: Conservancy comments in 3rd paragraph. “Donation could be to a land conservancy or a public entity.”

Page 3-8: No changes.

Page 3-9: Revision to last sentence on page.

Page 3-10: Home Township population is not under 1,800.

Page 3-12: Lonnie Smith indicated that at the top of page, alternative septic systems should be reworded to reflect “implementation of standards already established.”

Page 3-13,14,15: No changes.

Page 3-16: Franz to take picture and email or otherwise submit as soon as possible.

Page 3-17: No changes.

Page 3-18: Change “Fredrick” in caption to “Fred.” Submit picture of trail to Mark Wyckoff as soon as possible.

Page 3-19: Submit picture

Page 3-20: No changes.

Franz Mogdis suggested that from Chapter 4 to the end of the document, he could consolidate members comments and forward a master revision document to Mark. Timelines were set as follows: Members get feedback to Franz by February 6, 2006. Franz will forward comments to Mark Wyckoff by February 13, 2006. Mark Wyckoff will then forward fully revised document to Planning Commission members by

February 20, 2006. The Planning Commission will then meet to give approval to the document on February 27th. Changes will be indicated in color for next draft.

Page 5-7: Members discussed the stars on the map. Add star to Howard City. Delete stars: by Lakeview, north on Crystal Rd., Clifford Lake, Vestaburg State game area, east of Vestaburg, M-57 east of Carson. One outside Pierson should be inside.

Purple one inside by Lakeview on east side near red star.

Comden Towle model forest to be added.

Final Steps to Plan Completion

A memo from Mark Wyckoff on this topic was forwarded to members regarding these steps. At the next meeting, Mark Wyckoff stated the Planning Commission needs to put dates with final steps. Mark Wyckoff specifically requested identifying a meeting date for the Montcalm Township Association meeting over next couple months. After discussing that the Montcalm Township Association meet on the third Tuesday, it was decided Franz Mogdis will approach the townships responsible for the March agenda and request to have the Planning Commission present.

Approval of Planning and Zoning Center, Inc. Invoices

Three invoices were reviewed from Planning & Zoning Center Inc. These were dated November 7, 2005 (HANDOUT F) in the amount of \$6,965.29; December 2, 2005 (HANDOUT G) in the amount of \$6623.67; and January 13, 2006 (HANDOUT H) in the amount of \$9,051.30. Motioned by Lonnie Smith to recommend payment by the County Board of Commissioners. Seconded by Don Smucker. Motion carried.

P.A. 116 Application for Farmland Agreement

Franz Mogdis received an Application for Farmland Agreement for Sackett Ranch, Inc. in Richland Township (HANDOUT I). Motioned by John Johansen to respond to the Richland Township Clerk that the application was reviewed without negative comment. Seconded by Bruce Noll. Motion. Motion carried. Lisa Lund will send a written response to the Richland Township Clerk.

Future Meetings

The next meeting will be on Monday, February 27 due to the federal holiday on the regular meeting date. There will not be a March meeting. Beginning April 6, Planning Commission meetings will be scheduled monthly on the first Thursday at 7:00 p.m. at the Administration Building Conference Room.

Adjournment

Motioned by Michael S. Scott to adjourn. Seconded by Lonnie Smith. Motion carried.

Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Lisa Lund, Recording Secretary