

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

Monday, February 26, 2007, 7:00 p.m.  
Third Floor Conference Room  
Administrative Building

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

Members Absent:                    Phil Lund

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

Others Present:                      Lisa Lund, Recording Secretary

**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 Comments**

Chairman Mogdis opened the floor for public comment. There were no public comments.

All handouts noted are on file with the Recording Secretary.

**Approval of Meeting Minutes (HANDOUT A).**

Motioned by Bruce Noll to approve the January 22, 2007 meeting minutes. Seconded by Lonnie Smith. Motion carried.

**Approval of the Agenda**

John Johansen requested an addition under New Business as Item 4- County Administrative Building Public Viewing Area Floor Plan.

Franz Mogdis requested additions under New Business as Item 5- Lakeview Airport Ordinance; Item 6- Response to Isabella County 2006 Master Land Use Plan Draft Update Response; and Item 7- Information Regarding County Planning Act 282 of 1945.

Motioned by S. Michael Scott to approve the agenda as amended. Seconded by John Johansen. Motion carried.

**Reports**

Land Use Educator: Don Smucker distributed a written report of his activities to date (**HANDOUT B**).

**Old Business**

General Plan Priorities Status Report

The priorities and updates are as follows. Meeting comments in italics.

<i>Priority Meeting Discussion Highlights</i>	<i>Action/ Next Steps Identified</i>
<p><b>1) Develop and implement communications/education plan for LUGs.</b>  <b>2) Develop and implement communications/ education plan for general public.</b> The Planning Commission has secured land use educator funding. Don Smucker is hired and working in this role. <i>No update.</i></p>	NA
<p><b>3) Prepare 5-10 Year Economic Development Plan.</b> The Michigan Economic Development Corporation should be approving a grant (up to \$30,000 with equal local match grant required) this month. A contract with the County should follow soon after by the anticipated date of March 1, 2007. This priority is also on the County's Economic Development &amp; Physical Resources Committee workplan. The purpose is to identify all the assets and resources of various communities throughout Montcalm County to determine where long-term economic development efforts should be focused.</p> <p><i>There is concern about the status of this grant due to State funding issues.</i></p>	NA
<p><b>4) Establish Conference &amp; Visitors Bureau.</b> Today, Franz Mogdis met with Mike Moyle from AmeriInn and the Greenville Area Chamber of Commerce. A Conference and Visitors Bureau vote is being planned for February. If successful, it will provide \$50,000 annually in Montcalm County to promote tourism.</p> <p><i>Looking to go for vote in March or early April. Hopefully by June 1, will be up and running.</i></p>	NA
<p><b>5) Prepare Countywide Transportation Plan.</b> The transportation committee will continue to meet in 2007. They decided not to seek a millage this year but they are looking toward August, 2008. A major focus this year will be on an education campaign to raise awareness about the need for and support of public transportation.</p> <p><i>The committee is planning to bring in speakers from Benzie and Allegan counties to have them share their experiences.</i></p>	NA
<p><b>6) Develop Agricultural Protection Plan.</b> The Montcalm Land Use Coalition will be sponsoring Dr. Bruce Dale for a biofuel seminar. The March date is to be finalized.</p> <p><i>The seminar is scheduled for March 12 at MCC, Doser Building Room 303/305. Don Lehman had fliers to distribute. Fliers were mailed to the</i></p>	Members were encouraged to attend and bring others.

<i>members of Conservation District and Farm Bureau.</i>	
<p><b>7) Establish Countywide Brownfield Authority.</b> The Brownsfield Authority ordinance and membership has been established. This Authority will enable us to take steps forward on property environmental assessment as well as resource procurement.</p> <p><i>The Brownsfield Board has been appointed. The initial meeting will be scheduled. John Berchtold suggested the meeting be held at the County Administration building.</i></p>	NA
<p><b>8) Update County Recreation Plan Including Funding Options.</b> The County's Parks and Recreation Committee is currently involved in updating and revising the plan.</p> <p><i>No change.</i></p>	NA
<p><b>9) Prepare County Capital Improvement Plan annually.</b> The Planning Commission should begin to work with Local Units of Government to determine their plans for capital improvement planning.</p> <p><i>No change.</i></p>	
<p><b>10) Update land use analysis with new fly over information.</b> The Planning Commission should see if this is the type of project to take on to evaluate land use change using the old data of 1978 and most recent. Funds would need to be identified. Don Smucker suggested perhaps identifying priority geographic areas to focus resources.</p> <p><i>John Berchtold reported that we have a new server to store aerials and existing parcel lines on the Community Information System. LIAA is doing the prep work to get hard drive information converted for internet access; should be done by next meeting.</i></p>	Don Lehman will follow up with his contact at MSU to see if we can identify university resources for a project that develops overlays to determine land use changes over time.
<p><b>11) Establish county trail authority.</b> Nothing currently is happening on this priority. It needs to be addressed as part of County recreation plan. Key issues are maintenance and operation.</p> <p><i>Franz Mogdis provided updates on sections of the trails; however, no progress has been made on creating a county trail authority.</i></p>	NA
<p><b>12) Identify and develop recreation and cultural opportunities for youth.</b> This priority should be addressed as part of the County recreation plan.</p> <p><i>No change. This ties back to priority #8.</i></p>	NA
<p><b>13) Update Fact Book Annually.</b> The Fact Book information will be at least a year old in February. Data, narrative, and maps are the biggest issues. The Planning Commission needs to determine what changes are needed and how those changes will be made.</p> <p><i>We need to ensure that data timeliness limitations are explained... "best available" and revision dates. Economic and education data may be things we can update. Noted that poverty rates are probably low but no better data is available. Don Smucker put together an overview of items by chapter that could be revised as well as those that do not. Franz Mogdis suggested coordinating efforts with CIS efforts.</i></p>	As a start, Pete Haines will get education data to Don Smucker. Franz Mogdis will address the economic and employment issues. This should happen by the March meeting. Encourage those with map updates to submit them (e.g., DNR).
<p><b>14) Develop PR program using Daily News.</b>  <b>15) Provide training and technical assistance to local governments.</b>  The Planning Commission needs to work with Land Use Educator on this to communicate to both the public and Local Units of Government. Phil Lund suggested an article highlighting Don Smucker's new role appointment.</p> <p><i>Still needs to be done.</i></p>	Don Lehman will work with John Berchtold to submit an article.

**16) Develop watershed management plans for each river watershed and major lake watersheds. There has not been any action yet on this priority.** However, looking ahead, active participants should include the Montcalm County Drain Commissioner (as he is the local representative for all local lake boards); Michigan Lakes and Streams organization, Natural Resource Conservation Services (NRCS), and Timberland RC&D.

Franz Mogdis will contact the Drain Commissioner to identify existing lake boards and work with drain commission office to incorporate into their plans watershed management vs. just lake management.

*No change. We need to ensure streams are addressed also.*

## **New Business**

### Assessment of Needed Fact Book Revisions

See previous comments on priority #13.

### Two Farmland Agreements Applications from Sackett Ranch, Inc. (2007- #1 and 2007- #2)

Franz Mogdis received Sackett Ranch, Inc. Farmland Agreement applications via Kris Millard. These applications are dated February 12, 2007 (HANDOUT C and D).

Motioned by Don Smucker to respond to Kris Millard that the application was reviewed without negative comment. Seconded by S. Michael Scott. Motion carried. Lisa Lund will send a written response to the Kris Millard and cc: to John Berchtold.

### Proposed Change to County Road Ordinance

John Johansen reported on this issue. The proposed change to the road ordinance would likely have land use implications in terms of development in rural areas.

### County Planning Act 282 of 1945

Members reviewed this information (HANDOUT E). Specifically, a reference to 125.105, section 5, subsection #9. This cites a legal requirement.

This section reads as follows:

(9) Following adoption of the county plan or any part of a county plan and the certification by the county planning commission to the county board of commissioners of a copy of the plan, work shall not be initiated on any project involving the expenditure of funds by a county board, department, or agency for the acquisition of land, the erection of structures, the extension, construction, or improvement of any physical facility by any county board, department, or agency unless a full description of the project, including, but not limited to, its proposed location and extent, has been submitted to the county planning commission and the report and advice of the planning commission has been received by the county board of commissioners and by the county board, department, or agency submitting the proposal. The requirement for planning commission's review is waived if within 30 days after the proposal has been filed with the planning commission, the planning commission fails to furnish in writing its report and advice upon the proposal. The planning commission shall provide copies of the report and advice to the county board, department, or agency sponsoring the proposal

### Proposed building plan

The Planning Commission reviewed the floor plan for the viewing room in county administration building (HANDOUT F). Motioned by Pete Haines that the Planning Commission takes no exception to the plan as does not represent a significant improvement as defined under Act 282 in previous agenda item. Seconded by Bruce Noll. Motion carried.

Lakeview Airport Ordinance

John Berchtold brought this issue to the attention of the group and provided materials for review (HANDOUT G). The entity is not recorded into the county ordinance book but it exists. It is important to get this referenced in the General Plan.

Response to Isabella County 2006 Master Land Use Plan Draft Update

On behalf of the Planning Commission, Don Smucker drafted a written response and distributed copies to the members (HANDOUT H). Motioned by John Johansen to authorize the response. Seconded by S. Michael Scott. Motion carried.

**Public Comments**

Franz Mogdis again opened the floor to public comment.

Don Lehman noted the upcoming March 12 Biofuels Seminar (previously referenced under the Commission priorities section) and distributed fliers. MSUE is also currently recruiting for the citizen planner program to start March 29, 2007 and had brochures for that as well for members to take.

**Next Meeting**

The next meeting will be on Monday, March 19 at 7:00 pm in the third floor conference room at the County Administration Building, 211 W. Main, Stanton.

**Adjournment**

Motioned by Pete Haines to adjourn the meeting. Seconded by Lonnie Smith. Motion carried.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

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Lisa Lund, Recording Secretary