

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

Monday, July 18, 2005, 7:00 p.m.
Third Floor Conference Room
Administrative Building

Members Present: Franz Mogdis
John Johansen
Bruce Noll
Phil Lund
Lonnie Smith
Pete Haines

Members Absent: David Raney, Don Smucker

Participating Members Present: Don Lehman, MSUE

Others Present: Lisa Lund, Recording Secretary; Mark Wyckoff, Planning and Zoning 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. Don Lehman discussed the land use educator grant saying he is still looking for partners from surrounding counties; the Montcalm County Board of Commissioners thought the opportunity was promising and wanted a more detailed proposal. John Johansen asked about interest from surrounding counties. Don replied that Mecosta County is interested; Gratiot has indicated some interest and will get back with him; no response from Ionia or Isabella; and Osceola County may be possibility. Don will continue to pursue the opportunity.

Approval of Minutes

The minutes of the June 20 meeting were reviewed. Motioned by John Johansen to approve the minutes as presented. Seconded by Bruce Noll. Motion carried.

Approval of the Agenda

The agenda was reviewed. John Johansen asked that the MTA meeting be added to the agenda as well as the Small Town Successes conference information under new business. Motioned by Bruce Noll to approve the agenda as amended. Seconded by John Johansen. Motion carried.

Reports

None

Old Business

All handouts noted are on file with the Recording Secretary.

Revised Fact Book

Mark Wyckoff from Planning and Zoning Inc. (PZC Inc.) distributed the latest revision of the fact book dated July, 2005 (Handout A) noting that changes received from Franz were integrated.

The biggest changes were in Chapter 7 and should be carefully reviewed. Mark Wyckoff indicated that there are quite a number of new maps reflecting the locations of public facilities. It was noted that there are five or six maps that show a consistent pattern of public facilities distribution that give a sense of existing public facilities. Mark noted that the geographical gaps have primarily to do with location of villages.

At the end of Chapter 5, Mark Wyckoff noted the township build-out analysis pages have been revised and do reflect the Michigan State University build out project information for eight townships and the analysis their firm did for townships that have zoning. The multiple gaps in information make it difficult to draw conclusions.

On Page 5-5, the land use by tax class map has a legend change for parcels with incomplete information. These are now labeled as "land in transition."

Mark Wyckoff suggested a subcommittee review the document and ensure all changes that need to be made are made. PZC Inc. will take those comments, revise further, and then forward the revised document to the Planning Commission on a compact disc for the website and make the document available to others.

Mark Wyckoff discussed maps available through Rockford Map Publishers and asked if the Planning Commission discussed whether or not to obtain these and pay the royalty. Franz Mogdis will contact them regarding the maps that are needed and ask for quote. Mark asked that the maps be forwarded to him.

In discussing timeline for review, Franz Mogdis stated that comments from Planning Commission members should be submitted to him in two weeks and he will then forward those to Mark Wyckoff.

Phil Lund asked if the maps are in a format which allows persons to zoom in on them on the computer. Mark Wyckoff replied that the maps would be PDF files and that zoom feature would work.

John Johansen asked Mark Wyckoff if the pink information was not returned by the local unit but that the information obtained from another source in Chapter 7, pp. 14-16. Mark indicated that this was correct. John Johansen said we need to continue to encourage townships and local governmental units to submit the information.

John Johansen expressed appreciation to Franz Mogdis for his review of the document and his additions.

Phil Lund asked about the policy implications portion of the planning process. Mark Wyckoff responded that the fact book is intended to be objective and factual, and then explained how the policy analysis and implications would be undertaken. Mark discussed the issues and possible strategies as to how the Planning Commission may choose to build support for the policy issues amongst townships.

Mark Wyckoff distributed a draft document from the fact book dated July 17 called "Chapter ___- Vision, Goals, Objectives, and Strategies" (Handout B). Mark stated that the vision is written in the projected future tense and the strategies are written as a way to achieve the vision. Mark asked the group to review the document, specifically for two things. First, looking for omission of consequence/ what was forgotten to address. He advised the best way to do this is for each member to prepare a list of expectations prior to reading the document and reference those expectations to see if they are met. Secondly, members were asked to look for needed language revisions, noting most changes will be revising wording so it is toned down or so it can't be negatively interpreted. Mark also encouraged members to note strong aversions to proposed ideas.

Mark Wyckoff suggested that the August Planning Commission meeting should focus on the "Vision, Goals, Objectives, and Strategies" document. Mark said a consultant from PZC Inc. is available to attend the meeting, but recommended the Planning Commission may want to have the discussion without a consultant present.

In September, Mark Wyckoff advised that the Planning Commission agenda will be focused on talking about alternative land use options and implications. Mark suggested that Planning Commission plan on at least a three hour meeting and may want to consider starting at 6:00 p.m.. The group agreed to change the September meeting time to 6:00 p.m. but keep the meeting place the same. Mark said he would bring his own projector for the meeting.

New Business

All handouts noted are on file with the Recording Secretary.

Planning and Zoning Center Inc. Project Invoice

Franz Mogdis presented an invoice from PZC Inc. dated July 7, 2005 for \$3,168.48 leaving a project balance of \$39,291.44 (Handout C). Discussion by Planning Commission members and Mark Wyckoff confirmed that PZC Inc. would bill the county \$40,000 this fiscal year and \$40,000 next fiscal year. Motioned by Lonnie Smith to recommend payment by the Board of Commissioners in the amount stated on the invoice. Seconded by Bruce Noll. Motion carried. Lisa Lund will forward the invoice to Melissa Hetherington.

Replacement for David Raney

Franz Mogdis announced that David Raney accepted a position at Hillsdale College and would need to resign his Planning Commission Community- at- Large position effective September 1, 2005. Franz suggested the Planning Commission could make the recommendation that S. Michael Scott be appointed. Phil Lund expressed interest in being appointed as the Community-at- Large position vacated by David Raney if S. Michael Scott may be interested in the County, Cities, and Villages position. Motioned by Bruce Noll to recommend the appointment of S.

Michael Scott as Village and City representative and Phil Lund as Community- at- Large representative. Seconded by John Johansen. Motion carried. John Johansen asked that language be drafted by Wednesday for the next Board of Commissioners meeting. Franz indicated he will draft language for submission.

Small Town Successes Conference

Franz Mogdis discussed the Small Town Successes Conference to be held October 4-5, 2005 in Mt. Pleasant (Handout D). The focus of the conference is cultural economic strategies. Franz suggested that the Planning Commission send a representative. There were no volunteers at this time but the topic will be discussed again at the August meeting. Mark Wyckoff asked if anyone was planning on attending the Michigan Society of Planners Conference on Mackinaw Island September 15-17, 2005; Franz replied he may attend and if he does, he will do so personally/ unofficially.

Montcalm Township Association Meeting

The Montcalm Township Association meeting will be held July 19 at 7:00 p.m. at United Church of Christ on Lincoln St. in Lakeview. The Land Use Planning process will be the main presentation and will be conducted by Mark Wyckoff. Mark asked how long his presentation should be, and John Johansen recommended that he keep his presentation to 45 minutes. Dinner will be held first followed by the presentation. Mark asked Planning Commission members what they key items were to cover and they were identified as follows: the county plan, planning commission, the plan process, the importance of fact book and what it is/ put on web, gaps for information in terms of document review and filling in information, and timeline of draft plan for public consumption noting they will be provided additional opportunities for input.

The August Planning Commission meeting will be held Monday, August 15 at 7:00 p.m.- Third Floor Conference Room, Administrative Building.

Motioned by John Johansen to adjourn. Seconded by Bruce Noll. Motion carried.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lisa Lund, Recording Secretary