

**MONTCALM COUNTY PLANNING COMMISSION  
MINUTES**

Monday, July 21, 2008, 7:00 p.m.  
Third Floor Conference Room  
County Administration Building

Members Present: Bruce Noll  
John Johansen  
Franz Mogdis  
S. Michael Scott  
Pete Haines

Members Absent: Don Smucker  
Phil Lund  
Lonnie Smith

Participating Members Present: None

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.

*All handouts noted are on file with the Recording Secretary.*

**Public Comments**

Chairman Franz Mogdis opened the floor for Public Comment. There were no public comments.

**Approval of Meeting Minutes**

Motioned by Bruce Noll to approve the June 16, 2008 meeting minutes as presented. Seconded by John Johansen. Motion carried.

**Approval of the Agenda**

Motioned by S. Michael Scott to approve the agenda as presented. Seconded by Bruce Noll. Motion carried.

## Reports

### Land Use Educator Report

Don Smucker was not present at the meeting but provided his written report dated June, 2008 in the meeting packet (HANDOUT B).

### Recording Secretary

Lisa Lund received new correspondence from Michigan Department of Agriculture. This mailing contained documents representing landowners in our jurisdiction who completed contracts with the State of Michigan under the Farmland and Open Space Preservation Act of 1974 (HANDOUT C). This was shared as an information item.

The June copies of Planning and Zoning News were distributed.

### Carbon Credits

No report. Members agreed to remove this from the agenda as a standing item.

## Old Business

### General Plan Priorities Status

Members reviewed a list of the Montcalm County Planning Commission Implementation Priorities that showed recommendations (HANDOUT D). This was previously distributed in June.

- *Item #7- Establish Countywide Brownfield Authority:* Motioned by John Johansen to recommend that the Montcalm County Board of Commissioners appoint the Lakeview Village Manager and the Carson City Manager to the Montcalm County Brownfield Redevelopment Authority. Seconded by S. Michael Scott. Motion carried. Members provided two reasons to support this recommendation. First, members believe city and villages officials benefit by their participation. As leaders within their respective communities, participating officials learn about and take advantage of available Brownfield-related opportunities. Second, the Brownfield Redevelopment Authority venue promotes communication and collaboration between city and village officials as they discuss other community issues.
- *#9- Prepare County Capital Improvement Plan Annually:* The Planning Commission needs to address this objective to ensure compliance with the new Enabling Act. This item should move up on the priorities list.
- *#10- Update Land Use Analysis with New Fly Over Information:* The group agreed this plan should include two items. First, a general visual comparison of 1978 and current maps. Second, and more importantly, an activity encouraging municipalities to obtain the maps which would benefit their work and generate resources for future mapping projects.
- *Items # 16 and #17* should move up on the list. Bruce Noll wanted to ensure that the Conservation District is specifically included as a partner in *Item #16*.
- The West Michigan Strategic Alliance should be added as a priority.
- Completed items should be listed in a separate section.

Motioned by S. Michael Scott to approve the list with changes as discussed. Seconded by John Johansen. Motion carried.

Franz Mogdis recorded the member's suggestions and will work with Lisa Lund to revise a draft for the August meeting.

#### Draft County Road Ordinance

S. Michael Scott presented the latest drafts of the draft County Road Ordinance, the Model Ordinance for the Regulation of Private Roads, and the comparison County Road Ordinance document showing both old and new text (HANDOUTS E, F, and G).

This current draft of the County Road Ordinance was presented to the Montcalm County Board of Commissioner's Economic Development and Physical Resources Committee; they were asked to comment. John Johansen reported that the greatest amount of discussion was how the ordinance would impact the townships and this was explained.

The draft presented tonight is almost final. The words "and private driveways" need to be added to the last sentence of Section 5-A-4. Chris Hyzer will also review the documents to ensure the draft model ordinance and the draft County ordinance language is parallel.

Motioned by S. Michael Scott to approve the County Road Ordinance document and the Model Ordinance for the Regulation of Private Roads document with revisions noted. Seconded by Pete Haines. Motion carried.

Chris Hyzer will make any additional revisions and forward the final documents to the Montcalm County Board of Commissioners' Economic Development and Physical Resources Committee.

#### **New Business**

There was no new business.

#### **Public Comments**

Chairman Franz Mogdis opened the floor for Public Comment. There were no public comments.

The next Planning Commission meeting will be on Monday, August 18 at 7:00 p.m.

Motioned by Bruce Noll to adjourn. Seconded by Pete Haines. Franz Mogdis adjourned the meeting at 8:05 p.m.

Respectfully submitted,

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Lisa Lund, Recording Secretary