

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

Monday, August 21, 2006, 7:00 p.m.  
Third Floor, Board of Commissioners Meeting Room  
Administrative Building

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

Members Absent:                    Phil Lund

Participating Members Present:    Don Lehman, Michigan State University Montcalm Extension

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.

**Approval of Meeting Minutes**

All handouts noted are on file with the Recording Secretary.

Motioned by Pete Haines to approve the June 15, 2006 meeting minutes. Seconded by John Johansen. Motion carried. (HANDOUT A).

**Approval of the Agenda**

The review of two P.A.116 applications were added to the agenda under new business. Motioned by S. Michael Scott to approve agenda as amended. Seconded by Lonnie Smith. Motion carried.

**Reports**

None.

**Old Business**

None.

**New Business**

All handouts noted are on file with the Recording Secretary.

Review adopted General Plan and discuss next steps

Franz developed a list of potential objectives (HANDOUT B) for discussion purposes.

They are as follows:

1. Develop and implement communications/education plan for Local Units of Government.
2. Develop and implement communications/education plan for general public.
3. Prepare 5-10 Year Economic Development Plan
4. Establish Conference & Visitors Bureau
5. Prepare Countywide Transportation Plan
6. Develop Agricultural Protection Plan
7. Establish Countywide Brownfield Authority
8. Update County Recreation Plan including Funding options
9. Prepare County Capital Improvement Plan annually
10. Update land use analysis with new fly over information
11. Establish county trail authority
12. Identify and develop recreation and cultural opportunities for youth
13. Update Fact Book annually
14. Develop public relations program using Daily News
15. Provide training and technical assistance to local governments
16. Develop watershed management plans for each river watershed and major lake watersheds

In discussing the land use educator goal, Franz Mogdis noted that money was included in the planning commission budget as a part-time line item budget at \$12,000 (Controller recommendation) available to hire someone to assist in on-going communication and education with local units of government. Don Lehman stated that Michigan State University Montcalm Extension is interested in supporting the position however they can. Don Lehman added that the Planning Commission should consider if there are any additional technology needs such as lap top computer that may be helpful as his office would not have that available.

Motioned by John Johansen to select the item of “Develop and implement communications/education plan for general public communication and education plan for local units of government” as the Commission’s top General Plan implementation priority. Seconded S. Michael Scott. Motion carried. Franz Mogdis asked John Johansen to tell the County’s finance committee that there was consensus that an education plan was a priority as to further reinforce the need for the funding request.

Franz Mogdis said the first eight items on the list are going to be addressed at some point in 2006-2007 by another local entity, but he suggested that the “Develop Agricultural Protection Plan” specifically may be an initiative opportunity for the Montcalm County Land Use Coalition and Farm Bureau.

*Other discussion highlights included:*

- “Prepare County Capital Improvement Plan annually” may be considered for Planning Commission action as this is not currently being addressed as described.
- “Update land use analysis with new fly over information” is going to give the Planning Commission a lot of new information to see changes and trends, but it was suggested that the Planning Commission may want to wait at least six months to until other pending activities develop.
- “Establish county trail authority” should be included with item “Update County Recreation Plan including Funding options” and “Identify and develop recreation and cultural opportunities for youth.” The county recreation plan is currently being evaluated.
- “Update Fact Book annually” and “Update land use analysis with new fly over information” seem related.

- “Provide training and technical assistance to local governments” seems to be related to “Develop and implement communications/education plan for Local Units of Government” and “Develop and implement communications/education plan for general public.”
- “Develop watershed management plans for each river watershed and major lake watersheds” seems to be part of discussion of “Update County Recreation Plan including Funding options.”
- John Johansen asked about “Develop PR program using Daily News.” Franz Mogdis said it would be part of a spin off in terms of recommendations and suggestions of what to provide to the Daily News. It is important to provide them regular information in order to implement the General Plan in the community.

The Planning Commission decided that the first priority is to move ahead with land use educator/program. The Planning Commission will continue to be involved where appropriate and supportive of other initiatives in addressing the other listed items.

#### Land Use Educator

The group decided this topic was adequately covered in the previous discussion.

#### Policy for Distribution of General Plan on CD/ Hard Copy

Franz Mogdis suggested that the Planning Commission distribute a free hard copy for all local units of government and to all local libraries, as well as those that submitted comments. Don Smucker will be loading the General Plan onto the montcalm.org website.

Motioned by John Johansen to make the General Plan hard copy version available for \$10. Supported by Pete Haines. Motion carried.

Motioned by Pete Haines to make the General Plan CD version available for \$5. Seconded by Lonnie Smith. Motion carried.

#### Planning and Zoning Center Inc. Final Invoice

Planning and Zoning Center Inc. submitted their final invoice for the General Plan project in the amount of \$715.25. Franz Mogdis stated that this payment would close out the contract.

Motioned by S. Michael Scott to recommend payment by the Board of Commissioners. Seconded by Pete Haines. Motion carried.

#### Correspondence from Home Township re: Zoning Ordinance Amendments

Home Township sent us a document sharing information on amendments that were made to their Zoning Ordinance to comply with the new Michigan Zoning Enabling Act for our review.

Motioned by Don Smucker to communicate with Home Township official that we received and reviewed their correspondence and no comments regarding changes that were submitted and thank them for providing the opportunity. Seconded by S. Michael Scott. Motion carried.

#### Farmland Agreement Application

Franz Mogdis received an Application for Farmland Agreement from Michael Carlson in Winfield Township. The Carlson application was approved on July 13, 2006 by the Winfield Township Board (HANDOUT C).

Motioned by Bruce Noll to respond to the Winfield Township Clerk that the application was reviewed without negative comment. Seconded by Don Smucker. Motion carried. Lisa Lund will send a written response to the Winfield Township Clerk.

Franz Mogdis received a copy of a letter from the Montcalm Conservation District recording support at their August Board Meeting for a Sackett Ranch Inc. Application for Farmland Agreement. The property is located in Home Township Section 6 and was for 127.29 acres. (HANDOUT D)

Motioned by Bruce Noll to let the minutes reflect that the correspondence was received and the Planning Commission support the decision per the information submitted. Seconded by John Johansen. Motion carried.

### **Public Comments**

Chairman Mogdis opened the floor again for public comment.

Don Lehman shared information on a conference that would be happening the week of August 28.

Franz Mogdis shared information on a Michigan Association of Planning conference on October 11-14.

### **Next Meetings**

The next meeting will be on Monday, September 18 at 7:00 pm in the Commissioner Chambers on the third floor of the County Administration Building, 211 W. Main, Stanton.

### **Adjournment**

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

Meeting adjourned at 8:03 p.m.

Respectfully submitted,

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Lisa Lund, Recording Secretary