

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

Monday, October 12, 2004, 7:00 p.m.  
Third Floor Conference Room  
Administrative Building

Members Present:	Franz Mogdis Lonnie Smith John Johansen Bruce Noll Don Smucker David Raney
Members Absent:	Phil Lund
Participating Members Present:	None
Others Present:	Lisa Lund, Recording Secretary

**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. There was none.

**Approval of Minutes**

The minutes of the September 13, 2004 meeting were reviewed. Motioned by Bruce Noll to approve the minutes as presented. Seconded by Don Smucker. Motion carried.

**Approval of the Agenda**

The agenda was reviewed. John Johansen requested that land use planning meetings be added under new business. Motioned by John Johansen to approve the agenda as amended. Seconded by David Raney. Motion carried.

**Old Business and Reports**

Update on Contract with Planning and Zoning Center, Inc.

Franz Mogdis reported we have a signed contract as approved by the County Commissioners. A week ago, Franz met with Dr. Machemer, Mark Wyckoff, and Don Lehman to discuss how to move forward and ensure work of MSUE class is useful and contributes to the overall development of the county's master plan. Dr. Machemer had originally discussed three – five townships for the build out analysis project, but that was increased to eight. Those eight include Pierson, Reynolds, Cato, Belvidere, Sidney, Montcalm, Richland, and Bloomer. Franz stated

that the townships selected provides diversification across the county in several ways (e.g., geographically, growing vs. those experiencing minimal growth, agricultural use, rural vs. urban). Franz and Don Lehman had to get to Dr. Machemer the township zoning ordinances and zoning maps as soon as possible to begin work; Don Lehman delivered them to her yesterday. There was cooperation from all eight townships in producing those materials. Class will start work immediately. Twenty five fifth-year college students will participate on the project. The students will divide into teams of three and each will take a township and work on development. The build-out analysis should be ready by mid-December. Franz referred members to the April 2002 issue of Planning and Zoning News for additional information on this build-out analysis exercise. Dr. Machemer also indicated that she may do additional student work in Spring as well.

Franz said either Mark Wyckoff or John Warbach from Planning and Zoning Inc. will be at next planing commission meeting. The County Commissioners gave unanimous approval for the contract.

John Johansen suggested that Franz or Lisa should write letter of appreciation to Don Lehman for his work in getting this grant and Franz agreed this will be done.

## **New Business**

### Rules and Procedure Amendment- Education Membership

Language needs to be amended to the Planning Commission's rules and procedures so it is consistent with the ordinance language that was just approved by the County Commissioners. The amendment will reference that the new member of the Planning Commission must be either a member of a local K-12 Board of Education or is an administrative employee of K-12 public school district. That member will be recommended by the Montcalm Association of School Boards. Janet Ralph is handling the communication in soliciting nominations. Franz will draft needed language for the change in the Planning Commission's rules and procedure. Motioned by Don Smucker to amend our rules and procedures as noted and request approval for this amendment from the County Commissioners. Seconded by Bruce Noll. Motion carried.

### Land Use Meeting Dates

John Johansen introduced three meetings that have been generated by the Montcalm Land Use Coalition.

*Meeting one:* Montcalm Land Use Coalition Meeting. Thursday, October 28, 7:30 p.m. at the Montcalm Area Intermediate School District, 621 New St., Stanton. Dr. Soji Adelaja, Ph.D. will be the guest presenter. Dr. Adelaja is the John A. Hannah Distinguished Professor of Land Policy, Michigan State University. His topic will be "Land Use In Michigan." John stated that he sent out the meeting information and biographical information on October's guest speaker to members. John provided background about how he came to learn about Dr. Soji and his background. John encouraged Planning Commission members to attend and discussed with members how to ensure a good turnout.

*Meeting two:* Montcalm Township Association (MTA) Meeting. Tuesday, November 16, with dinner at 7:00 p.m. at Settlement Lutheran Church, 1031 S. Johnson Road, Gowen. Jay Peters, Project Administrator of West Michigan Strategic Alliance will present "West Michigan, A

Region In Transition.” Reservations should be made with Karon Baird Home Phone: 754-8458 or Township Hall 754-5133. John Johansen then discussed the second meeting. Bruce Noll asked if the township officials were communicated with regarding the Montcalm Township Association meeting and John responded yes. John also added that there will be a Montcalm Township Association meeting prior to the presentation and that Montcalm Township Association members were contacted by e-mail as well.

*Meeting three:* Montcalm Destiny 2020 Meeting. Tuesday, December 7, 7:00 p.m. at Montcalm Community College, Instruction West Auditorium, Sidney. Franz Mogdis Chairman, Montcalm County Planning Commission will present “Montcalm Land Use Master Plan Development.” Dr. Kurt Norgaard from Michigan Farmland and Community Alliance will present “Montcalm Visual Preference Community Input Survey.” Franz Mogdis said there was an editorial in Saturday’s Greenville Daily News paper about this meeting. This meeting is being planned in two parts. The first part will focus on the development of the county the land use/ master plan. The second half of the meeting will be a visual preference survey which will gather information from the participants on the visual appeal of physical space. John Johansen said this will be the first meeting which will engage public participation in land use planning. Bruce Noll asked how soon the results of the visual preference survey would be available and John and Franz responded it will be immediate; a permanent record will be made available.

Franz Mogdis reinforced the need for good attendance for all three meetings, by Planning Commission members and others. Franz stated he met someone during Leadership Montcalm last week representing the Montcalm Association of Realtors and that this person is going to mail the meetings postcard to all realtors in the county.

As a reminder, the Planning and Zoning Inc. Consultant will be here in November to discuss the project including timelines, process, and the like.

The next meeting is scheduled for Monday, November 8, 2004, at 7:00 p.m.

Motioned by Don Smucker to adjourn. Seconded by Lonnie Smith. Motion carried.

Meeting adjourned at 7:33 p.m.

Respectfully submitted,

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Lisa Lund, Recording Secretary