

Jeff also asked if rooftop wind turbines were allowable. Ken replied that he was not familiar with rooftop turbines. Gary Karr stated that Wright Township had just discussed this issue with their Planning Commission. They were told that harmonic dampeners can be installed to stop vibration for rooftop turbines. Jeff asked if the zoning ordinance would have to be changed for height allowances. Gary stated that the setback would be more important than the height. If the turbine were to fall, they would like enough of a setback so that it would not fall on a neighbor's property or home.

Matt Hehl stated that he had attended the MAC Conference and had learned that the only wind parks in Michigan at the current time are in the thumb area. Manistee County is researching the possibility at this time, as well.

Action Items:

A. PDR Program

08-29 Motion: To approve and forward the Purchase of Development Rights (PDR) Ordinance to the Ottawa County Board of Commissioners for adoption.

Moved by: Holtvluwer

Supported by: Wincel

UNANIMOUS

B. Port Sheldon Township – Great American Sports Complex Rezoning

Jeff Wincel stated that he was unclear as to the position Grand Haven Township was taking on the rezoning issue. Mark Knudsen stated that Grand Haven Township had discussed the rezoning at their planning commission meeting and stated that they would not oppose the rezoning. Instead, they would work to focus on dealing with the impacts that will occur as a result of the new development.

08-30 Motion: To support Great American Sports Complexes' request to rezone the following parcels located in Port Sheldon Township: 70-11-01-100-003, 70-11-01-100-004, 70-11-01-100-005, 70-11-01-100-010, 70-11-01-100-017, 70-11-01-100-020, 70-11-01-100-021, 70-11-01-100-023, 70-11-01-100-024, 70-11-01-200-021 from Commercial and Agricultural to Planned Unit Development.

Moved by: Holtvluwer

Supported by: Kamphuis

The motion passed as shown by the following votes: Yeas: Hehl, Holtvluwer, Kamphuis, Miedema, Wilson (5) Nays: Wincel (1)

Announcements:

A. Reports of Meetings Attended

Jim Miedema attended two Parks Commission meetings. Jim stated that they had discussed possible land acquisitions, additional work on Park 12, and creating additional parking at Pigeon Creek.

Matt Hehl attended a National Association of Counties meeting in Washington, D.C.

Roman Wilson attended the Northwest Ottawa County Sustainability Council meeting. The Council was initiated by John Nash. Corky Overmeyer from Grand Rapids presented information about Grand Rapids' sustainability efforts. Roman stated that municipalities are urging their citizens to recycle and conserve water.

Jeff Wincel attended a Park Township Master Plan Committee meeting. He stated that Park Township is in the process of soliciting quotes for their Master Plan; however, they have not yet decided whether they would like to create an entirely new Master Plan or update their current Plan.

Jim Holtvluwer had nothing to report.

Doug Kamphuis attended a meeting regarding Disability Network's Transit Study. He stated that representatives from many different agencies were in attendance to give input on the Study.

Petitions and Communications:

- A. FYI Folder**
- B. Disability Network/MAX Transit Study: Summary of Major Findings**
- C. Letter of correspondence, dated 2/26/2008, to Allendale Township regarding the 2008 Allendale Charter Township Parks and Recreation Plan**
- D. Email of correspondence, dated 2/28/2008, from Bernice Berens regarding address changes on River Road**
- E. Letter of correspondence, dated 2/28/2008, from Marjorie Bethke Viveen regarding River Road**
- F. Letter of correspondence, dated 3/3/2008, to the City of Coopersville regarding a proposed amendment to the City's Zoning Map**
- G. Letter of correspondence, dated 3/7/2008, from Chester Township regarding a completed draft Master Plan**
- H. Letter of correspondence, dated 3/6/2008, from Port Sheldon Township, regarding a rezoning request**
- I. Fax of correspondence, received 3/12/2008, from Robinson Township regarding a River Road Resolution**
- J. Letter of correspondence, dated 3/13/2008, to the Ottawa County Road Commission regarding the River Road proposal**
- K. Letter of correspondence, dated 3/13/2008, to Port Sheldon Township, regarding a rezoning request**
- L. Letter of correspondence, dated 3/13/2008, to the City of Coopersville regarding a proposed amendment to the City's Zoning Map**

08-31 Motion: To receive for information Items A-L.

Moved by: Hehl

Supported by: Holtvluwer

UNANIMOUS

Public Comments:

None

Discussion Items

A. Wind Energy Model Ordinance

At the last meeting, Mark Knudsen stated that Commissioner Kuyers had asked the Planning Commission to draft a Wind Energy Model Ordinance. Mark stated that he has been researching different forms of wind turbines and found that some entities have installed rooftop mountings in this area. Mark also stated that a model ordinance should be completed within 2 months. He asked for input from the Planning Commission members about their philosophy regarding the wind energy ordinance. More specifically, Mark wanted to know whether the model ordinance should be more permissive than restrictive.

Jeff Wincel felt that the ordinance should include language that would encourage the use of renewable energy whenever possible, including wind and solar energy, in both residential and commercial areas. The other Planning Commission members agreed.

B. Wright Township Ethanol Production Facilities Ordinance

Mark stated that Charles Gould, Adam Kantrovich, and he had been working to complete a draft ethanol production ordinance. He stated that the Michigan Department of Environmental Quality (DEQ) had stringent rules in place in regards to storage, setbacks, and air quality issues.

Mark asked the Planning Commission to give their opinions as to whether ethanol facilities should be allowed as a special use or by right. Mark stated that a special use designation would be similar to a zoning designation, in that it requires a public hearing and allows for more information gathering.

Adam stated that a planning commission could still ask for plans and site descriptions without making it a special use. Adam felt that by not requiring a public hearing, conflict among neighbors may be prevented. Jeff Wincel felt that a site plan review would be adequate, rather than adopting a special use ordinance for one activity. Mark stated that he felt that because the issue could be contentious, it might be helpful to have both sides presented at a public hearing. Jeff stated that site plan approval also allows for public comment.

After much discussion, it was determined that for the purpose of the model ordinance, if all of the land surrounding the ethanol production facility was agriculturally zoned, a special use permit was not needed. However, if any of the surrounding land was residential, then a special use permit would be required.

Gary Karr from Wright Township stated that he was still unclear as to what the setback requirements should be for manufacturing, because it is different than storage. Adam stated that he is not aware of any standards for setbacks, but OSHA has safety standards in place for the pressure valve settings.

Jeff felt that the ordinance should also state that the land must be zoned agriculturally and used for farming in order to permit an ethanol production facility.

C. New Planning Commission Member Packets

Mark stated that New Planning Commission Member Packets are available on the County's website, or if anyone requests a hard copy, the Planning Department will mail one. He stated that the packets contain many valuable resources for newly appointed planning commissioners.

D. Planning Enabling Act

Mark stated that the State legislature passed the Planning Enabling Act, which consolidates the Planning Acts for cities, townships, and counties into a single statute. The new Act will be effective as of September 1. Mark also stated that Scholten Fant will be providing a training seminar on the new Act this spring.

E. Green Infrastructure Report

Mark reported that he had received a copy of the report titled, "Comprehensive Study on Economic Valuation, Economic Impact Assessment, and State Conservation Funding of Green Infrastructure Assets in Michigan." Mark also stated that the report contains a lot of data, and he would provide a copy of the report to any of the Planning Commission members if requested.

F. Population and Employment Charts

Mark stated that the recent updates for population estimates and labor force projections had been received. Planning Department staff compiled the data into two charts, which were distributed in the Planning Commission packets. Mark reported that the new population growth and labor force projections had been adjusted downward from earlier projections.

G. Comprehensive Water Resource Assessment

Mark had met with Roman Wilson to discuss the Scope of Work for the Water Resource Assessment. Minor changes had been made to the document. Mark stated that standard language would be added to create a Request for Proposal (RFP). Further, Mark stated that he will have Roman review the list of proposed consultants. Consultants will have 45 days to return proposals. Mark stated that once proposals were received, grant or other additional funding may need to be secured before the Study could begin.

H. Transit Study

Mark stated that a meeting had been held at Grand Valley State University to discuss the Transit Study. Many of the local units that would be involved in the urban linkage areas were in attendance at the meeting. Mark reported that a technical committee was appointed to review the Scope of Work. It is hoped that the Transit Study RFP would be ready for distribution to consultants by the beginning of June. Additionally, Mark stated that each of the local units will be asked to pass a resolution of support.

I. Kalkaska County's "Common Water Use" Resolution

Kalkaska County had sent a letter ask the Planning Commission to review a resolution to limit water withdrawals that do not benefit the residents of the County. Mark asked if the Planning Commission would like a draft resolution to be created to present to the Board of Commissioners.

Jeff Wincel stated that he would not support a resolution based on Kalkaska County's. He felt that their resolution was harsh and reactionary.

Roman Wilson stated that the Department of Environmental Quality (DEQ) is working to tighten their reporting requirements. He felt that a resolution will likely be unnecessary after the new DEQ regulations are in place.

Input and Strategy Session

None

The meeting adjourned at 7:50 PM.