

# OTTAWA COUNTY PLANNING COMMISSION

## PROPOSED MINUTES

DATE: January 8, 2003

PLACE: Ottawa County Fillmore Complex, Board Room

PRESENT: John DeGrazia, Betty Gajewski, Robert Rinck, Cornelius VanderKam, Bill Miller

ABSENT: Jim Miedema

STAFF: Mark Knudsen, Soonja Hixon, Paul Sachs

GUESTS: Richard Brown, Spring Lake Township; Chet Bartels, Bartels Plants; John VanderKooz, Woodland Acres; Mike Wenkel, Michigan Farm Bureau; Mike Bronkema, Shady Side Farm; Fred Wakott, Ottawa County Farm Bureau; Chuck Pistis, Ottawa MSUE; Tim Dykstra, Olive Township; Greg Chandler, Grand Rapids Press; Asher Pimpleton, Grand Haven Tribune; Don VanDenTop, Ottawa County Farm Bureau; Jeff Cunningham, Advance Newspapers; Bill Berns, Crockery Township

### **Call to Order:**

Chair Gajewski called the meeting to order at 7:00 p.m. A quorum was present to do business. Invocation was given by Cornelius Vanderkam.

### **Approval of the Agenda:**

**03-01 Motion:** To approve the January 8, 2003 Agenda.  
Moved by: Rinck Supported by: VanderKam **UNANIMOUS**

### **Approval of the Minutes:**

**03-02 Motion:** To approve the minutes of the November 6, 2002 meeting.  
Moved by: VanderKam Supported by: Rinck **UNANIMOUS**

### **Election of Officers:**

**03-03 Motion:** To nominate Betty Gajewski as Chair  
Moved by: VanderKam Supported by: Rinck **UNANIMOUS**

**03-04 Motion:** To nominate Bill Miller as Vice Chair

Moved by: VanderKam Supported by: Rinck **UNANIMOUS**

**03-05 Motion:** To nominate Soonja Hixon as Secretary

Moved by: VanderKam Supported by: Rinck **UNANIMOUS**

## **Announcements:**

### **A. Introductions**

Chair Gajewski asked members of the audience to introduce themselves. The attendees included the following: Richard Brown, Spring Lake Township; Chet Bartels, Bartels Plants; John VanderKooi, Woodland Acres; Mike Wenkel, Michigan Farm Bureau; Mike Bronkema, Shady Side Farm; Fred Walkott, Ottawa County Farm Bureau; Chuck Pistis, Ottawa County MSUE; Tim Dykstra, Olive Township; Greg Chandler, Grand Rapids Press; Asher Pimpleton, Grand Haven Tribune; Don VanDenTop, Ottawa County Farm Bureau; Jeff Cunningham, Advance Newspapers; Bill Berns, Crockery Township

### **B. Reports of Meetings Attended**

Robert Rinck reported that he attended the West Michigan Strategic Alliance meeting in Coopersville.

John DeGrazia reported that he attended the Spring Lake Township Planning Commission meeting where the Wetlands Ordinance was approved.

Bill Miller attended the Wright Township Planning Commission meeting. He said that the Planning Commission is making adjustments to the "sliding scale" that is used to determine splits for agricultural land. Presently, splits can not be less than 80 acres, but the township may reduce it to 25 acres.

Cornelius VanderKam reported that he attended the West Michigan Strategic Alliance meeting.

Betty Gajewski reported that she attended the Parks and Recreation Commission meeting. The Rosy Mound property has been transferred to the County by the State, but the County is still waiting for the deed. Also, the Parks and Recreation Department is looking into the possibility of using staff members to assist townships when they look at property for local parks.

## **Presentations:**

None

## **Petitions and Communications:**

A. FYI Folder

B. Communication to and from Port Sheldon Township Regarding a Request to Review the Proposed Sign Ordinance

C. Communication to and from Port Sheldon Township Regarding the Port Sheldon Township Planning Commission's Request to Amend the Township Ordinance with the Addition of a Lakeshore Residential Zoning District (LSR) for Areas Adjacent to Lake Michigan.

D. Communication from Greg Rappleye, Ottawa County Corporation Counsel, to Clifford Bloom's Request to Waive Review of Zoning Amendments, etc., Except for the Rezonings Within 500 feet of a Local Unit Boundary.

E. Ottawa County Farm Bureau's Resolutions

**03-06 Motion:** To receive for information Items A-E  
Moved by: Miller Supported by: VanderKam **UNANIMOUS**

## **Public Comments:**

Several members of the audience provided comments regarding the topic of "Purchase of Development Rights" and the proposed Planning Commission Resolution to oppose a County PDR Ordinance.

**03-07 Motion:** Chair Gajewski motioned to amend the Agenda to move the item under New Business, Section D, Farmland Development Rights, to the Public Comments Section of the Agenda. She indicated this would be more convenient for the members of the audience if they wanted to leave after the discussion on the Farmland Development Rights Ordinance Resolution.

Moved by: DeGrazia Supported by: Miller **UNANIMOUS**

- Chet Bartles of Bartles Plants, opposed the Resolution.
- Fred Walcott, Ottawa County Farm Bureau, urged the Planning Commission members to table the Resolution. He indicated he believed it would be in the best of Ottawa County to maintain a coordinated, fiscally responsible, and countywide approach to a PDR Program. He also recommended that a study be conducted to review public and private

funding opportunities for such a program.

- Mike Wenkel, Michigan Farm Bureau, recommended that a PDR Program be put in place for Ottawa County.
- Tim Dykstra of Olive Township, opposed the Resolution.

After much debate, the Planning Commission members suggested that this agenda item be tabled until additional information could be collected. Cornelius VanderKam would like an economic impact study and would also like an evaluation completed to determine the total cost of the PDR Program. He also said he would welcome any collaborative effort from the Ottawa County Farm Bureau, Michigan Extension Office, and any other parties involved, to provide documentation or reports that would help the Planning Commission members decide whether they should support a County PDR Program.

**03-08 Motion:** To postpone action on the Resolution opposing a Farmland Development Rights Ordinance until the Planning Commission Meeting being held on August 6, 2003.

Moved by: VanderKam Supported by Rinck: **UNANIMOUS**

## **Old Business:**

### **A. Friends of Ottawa County Trails & Paths (Update)**

Mark said that a Press Release has been distributed to announce three meetings that will be held at the end of January 2003. At the meetings, information will be provided to citizens to encourage their participation in the Friends of Ottawa County Trails and Paths Committee. Mark said the names of the citizens who are interested in joining the committee will be provided to the Ottawa County Planning Commission members for appointment.

### **B. North/South Corridor Study (Update)**

Mark reported that Larry Brown, a consultant with URS Corporation, will be meeting with all the communities along the North/South corridor and he should be finished with those meetings by January. A final study report should be available by the end of February. Mark passed out a "Preliminary Cost Estimate" map with a summary of all the alternative routes being considered and the cost estimate of each one.

### **C. M-104 Study (Update)**

Mark said that the Request for Proposal has been completed. He reported that Crockery Township voted to not participate in the study. He will be meeting with Crockery Township on January 27, 2003, to get them to reconsider their decision. Mark said that if Crockery does not participate, it could possibly make Spring Lake Township and Village reconsider their decision to participate. Mark said that the study would require that all three communities participate.

#### **D. Ottawa County Planning & Grants Web Page (Update)**

Mark provided examples of the Planning & Grants new web page for the Planning Commission's review and input. He said that new software should be available soon to update the web page.

#### **E. Right-of-Way Task Force (Update)**

Mark reported that a demonstration project has been approved for narrow right-of-ways and streets in Park Township. Ted Bosgraaf has put the development together and the Ottawa County Road Commission has signed off on the project. Mark wanted to commend the Ottawa County Road Commission for being proactive, and "standing out" among all the Road Commissions in the State of Michigan on this issue. He said that a meeting will be held at the end of January to bring in developers and the local units of government to inform them of the benefits that narrower streets and right-of-ways provide.

#### **F. County Development Plan (Update)**

Mark said that the plan has been put on hold due to the Remonumentation Project and several other projects. He said that work should begin on the plan in February and that hopefully something will be in place in six to eight months.

### **New Business:**

#### **A. Ottawa County Public Opinion Survey Comparison.**

Mark provided a comparison of the past two public opinion surveys that were conducted with the citizens in Ottawa County. This survey compared the results of the citizens overall opinion regarding the services they received from the county government and the quality of life in Ottawa County.

## **B. 2003 Meeting Schedule**

The Planning Commission members discussed changing the "meeting time" to 6:30 p.m. After a brief discussion, it was determined that the proposed time change would pose a conflict for one of the members. Therefore, it was decided to keep the meeting time at 7:00 p.m.

## **C. Schedule for Staff Visits to Local Planning Commission Meetings**

Mark provided a brief summary of the meetings that will be held with the local units of government and discussed the schedule that was handed out in the packets.

## **D. Farmland Development Rights**

(This item was amended and moved to the Public Comments section.)

## **E. Robinson Township Rezoning Review Request Parcel No. 70-08-24-400-007 from Rural Residential to General Business**

**03-08 Motion:** To support Robinson Township's Rezoning of Parcel No. 70-08-24-400-007 from Rural Residential to General Business  
Moved by: Rinck Supported by: DeGrazia **UNANIMOUS**

## **F. Communication to and from Chester Township to Waive Review of the Draft Master Plan.**

**03-09 Motion:** That a letter be prepared and sent to Chester Township stating that due to time constraints, the Ottawa County Planning Commission will be unable to review the Draft Master Plan at this time.  
Moved by: VanderKam Supported by: Rinck **UNANIMOUS**

## **G. Michigan State University Extension's Citizen Planner Program**

Chuck Pistis gave a brief summary of the Citizen Planner Program. Chuck said that this training program would be beneficial to those individuals who are a citizen planner. He said that the program would last 6-12 weeks and will cover the following areas:

1. Basic Training for Planning & Zoning: Introduction to Planning, The Comprehensive Plan, and Site Plan Review.
2. Introduction to Zoning, the Zoning Process, and Zoning Board of Appeals

3. Legal Foundations of Planning and Zoning
4. Plan Implementation - Tools and Techniques
5. Innovative Planning and Zoning Techniques
6. Art of Community Planning: Participation, Effective Meetings and Managing Conflict

#### **H. Tri-Cities MPO Option**

Mark reported that the recent census data allows the "Tri-Cities" to join the Muskegon MPO. Additional federal funding for transportation projects will be available as a result of the new designation. The Tri-Cities are unsure whether they want to join the Muskegon MPO and are looking at the possibility of joining the MACC instead of the Muskegon MPO. Mark said that the Planning and Grants Department will support the local units of government regardless of their decision.

#### **I. Winter 2003 Excellence in Training Schedule**

Mark briefly discussed the training schedule for 2003.

#### **Adjournment**

**03-10 Motion:** To adjourn the meeting at 8:55 p.m.

Moved by: Rinck Supported by: VanderKam **UNANIMOUS**