

# OTTAWA COUNTY PLANNING COMMISSION

## PROPOSED MINUTES

DATE: June 4, 2003

PLACE: Ottawa County Fillmore Complex, Board Room

PRESENT: Betty Gajewski, Robert Rinck, Bill Miller, Jim Miedema, John DeGrazia

ABSENT: Cornelius Vander Kam

STAFF: Mark Knudsen, Soonja Hixon

GUESTS: Ruth Stegeman, Lakeshore Center for Independent Living; Genevieve Verhoeven, Lakeshore Center for Independent Living; Lucia Rios, Lakeshore Center for Independent Living; Joanne Marcetti, Grand Haven Township; Jason Miller, Holland Sentinel; Chuck Pistis; MSU Extension Office; Asher Pimpleton, Grand Haven Tribune; Keri Pell, MacTV

### **Call to Order:**

Chair Gajewski called the meeting to order at 7:10 p.m. A quorum was present to conduct business. Invocation was given by John DeGrazia.

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

**03-24 Motion:** To approve the amended June 4, 2003 Agenda.

Moved by: Miller Supported by: Rinck **UNANIMOUS**

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

**03-25 Motion:** To approve the minutes of the May 14, 2003 meeting.

Moved by: Rinck Supported by: DeGrazia **UNANIMOUS**

### **Announcements:**

Chair Gajewski asked the members of the audience to introduce themselves.

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

Jim Miedema attended a Michigan Economic Development Corporation Local Official Academy meeting.

Bill Miller had no report.

Betty Gajewski attended the Parks & Recreation Commission meeting. She reported that a presentation was given by the consulting firm that is preparing the Master Plan for the "Park 12" properties near Lake Macatawa. The presentation focused on future development concepts. Betty said that a public hearing will be held at Park Township Hall on June 18, 2003, 7:00 p.m., for public input and comments. She also reported that the Hemlock Crossing project should be completed at the end of the month.

Robert Rinck attended the Citizen Planner Program in Allendale and a Fair Housing Focus Group meeting in Coopersville. He also reported that he attended the Michigan Association of Counties Transportation Committee in Lansing.

John DeGrazia had no report.

Mark reported that he attended a meeting with the Robinson Township Planning Commission and Board of Trustees to give a presentation on the Smart Growth Demonstration Project. The Robinson Township Board and Planning Commission members were very interested in many of the planning concepts.

## **Petitions & Communications**

A. FYI Folder

B. Correspondence to Grand Haven Township supporting zoning amendments to Parcel No. 70-07-12-400-002 from Rural Residential to Residential 2.

C. Correspondence from Ottawa County to the Department of Environmental Quality supporting Michigan Farmland Community Alliance's Coastal Land Management Program grant proposal for the West Michigan Fruit Belt Initiative.

D. Correspondence to and from Zeeland Charter Township regarding Applications for Farmland Agreements (PA 116).

E. Communication to Stakeholders Regarding County Development Plan

**03-26 Motion:** To receive for information Items A - E  
Moved by: Rinck Supported by: DeGrazia **UNANIMOUS**

## **Public Comments**

Joanne Marcetti of Grand Haven Township reported that the township is in the process of rezoning six parcels along Pierce Street. Currently, the property is zoned Agriculture and the township wants to rezone it to Rural Preserve. The

rezoning will stop land division splits and high density developments.

## **Presentations:**

Ruth Stegeman, Genevieve Verhoeven, and Lucia Rios, of the Lakeshore Center for Independent Living provided a presentation on the difficulties disabled people face with mobility in the community. The organization is encouraging stakeholders to plan and develop "walkable communities" by providing public transportation and roads, and non-motorized facilities that will provide access to all citizens.

## **New Business**

### **A. GVMC Regional Framework Planning Process (Discussion)**

Mark reported that the Grand Valley Metro Council (GVMC) planners will be coming into Eastern Ottawa County to promote the "Regional Framework Planning Process." He said that GVMC is planning to hold meetings in the near future in Tallmadge, Allendale, Georgetown, and Jamestown Townships. He will notify the Planning Commission members when the meetings will occur to provide them the opportunity to learn more about the program.

### **B. Michigan State University Extension (Discussion)**

- Perspectives on Land Use: A Statewide Survey of Land Use Decision Makers in Michigan
- Perspectives of Land Use: A Survey of Township Land Use Decision Makers in Michigan

Mark reported that the survey was distributed to township leaders and statewide land use decision makers. The purpose was to determine what types of growth pressures communities are facing, how communities are responding to growth, and whether decision makers are aware of the various tools available to deal effectively with growth problems.

## **Old Business**

### **A. Farmland Preservation - PDR's - Jim Fuerstenau, Michigan Farmland Community Alliance (Discussion)**

Jim Fuerstenau provided a brief summary regarding the purpose of the Michigan Farmland Community Alliance. He said that the organization is putting together a report for the Planning Commission to help with their decision regarding the development of a Purchase of Development Rights (PDR) Program in Ottawa

County. To date, the organization has compiled information on cost estimates and assessments per township, sources of funding, local agricultural trends in Ottawa County, assessment on the appropriateness of a local PDR tool, interviews with local elected officials throughout Ottawa County, and a preliminary assessment of farmland owners. Jim Fuerstenau asked for comments from the Planning Commission regarding any additional information they would like to see in the report. Betty Gajewski suggested that Jim's organization look into the advantages and disadvantages of the various programs offered for preservation in comparison to a PDR program. Mark reported that Cornelius Vander Kam had expressed an interest in having the following areas addressed in the report:

- The direct economic benefits that would result from a PDR program.
- The amount of land needed to ensure that farming would be successful in the future.
- Methods that could be used to ensure that farming operations will remain productive and/or in business after entering a PDR Program.
- Providing realtors and home builders with the opportunity to provide input into the study.

Jim Fuerstenau anticipates the report will be completed by mid-July.

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

Mark reported that a new draft on the North/South Corridor Study should be completed by June 13, 2003.

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

Mark reported that the consultants will be having a kickoff meeting with local units of government on June 24, 2003.

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

Mark reported that the web page should be updated by the next Planning Commission meeting.

#### **E. Non-Motorized Pathways (Update)**

Mark reported that a meeting was recently held with the Friends of the Ottawa County Trails and Paths "Regional" Committee. He said that the committee are collecting information on different aspects of the trails such as natural features, schools, difficult bridge crossings, etc.

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

Mark reported that a letter was distributed to various agencies, departments, and organizations notifying them that the process to update the Ottawa County Development Plan has commenced. Mark informed the planning commission members that he would be contacting them in two weeks to obtain their input on the process.

## **G. Metropolitan Statistical Area (MSA) Designation**

Mark said that an analysis was conducted to determine the effect of separating the Grand Rapids, Holland, Muskegon, and Allegan counties into their own MSA status. Based on the preliminary analysis, it does not appear that there will be a major negative impact on Ottawa County. As a matter of fact, the compiling of statistical data separately by county would be more advantageous from a data collection standpoint.

## **Adjournment**

The meeting was adjourned at 8:36 p.m.