

OTTAWA COUNTY PLANNING COMMISSION

Approved Minutes

DATE: February 27, 2006

PLACE: Ottawa County Fillmore Complex, Conference Room B

PRESENT: Bill Miller, Betty Gajewski, Robert Rinck, Gary Scholten, Cornelius Vander Kam, Jim Miedema

ABSENT: Jeffrey Wincel

STAFF: Mark Knudsen, Soonja Hixon

GUESTS: Terry Sanford, Nederveld Associates

Call to Order:

Chair Gajewski called the meeting to order at 6:30 p.m. A quorum was present to do business. Invocation was given by Jim Miedema.

Approval of the Agenda:

06-10 Motion: To approve the February 27, 2006 Agenda with the following amendments:

- Under Action Items add “Item B – Rezoning Request from Georgetown Township to change Parcel Numbers 70-14-07-100-016 and 017 from Agriculture (AG) and Neighborhood Service (NS) to Community Service Commercial (CS)
- Under Discussion Items add:
 - “Item H” Ottawa County Wireless Broadband
 - “Item I” Remonumentation Representative – County Surveyor
 - “Item J” Review of Zoning Amendments

Moved by: Rinck

Supported by: Vander Kam

UNANIMOUS

Approval of the Minutes:

06-11 Motion: To approve the minutes of the January 30, 2006 meeting.

Moved by: Rinck Supported by: Vander Kam

UNANIMOUS

Announcements:

A. Introductions

Betty Gajewski introduced the presenter, Terry Sanford of Nederveld Associates.

B. Reports of Meetings Attended

Betty Gajewski attended the Parks and Recreation Commission meeting. She reported there is a blight (disease) affecting the Scotch, Red, and White pines and the trees will need to be removed from the "Pine Plantation" that is owned by the County. Also, the Parks and Recreation Department is looking into burning requirements for buildings that are located on some property recently purchased by the Department.

Gary Scholten had nothing to report.

Mark Knudsen reported he attended the Michigan Association of Counties (MAC) Conference in Lansing where he provided a presentation on the Ottawa County Wireless Broadband Project. He will also be speaking at the Statewide Supervisor's Conference on March 24, 2006.

Jim Miedema reported that Jamestown Township is looking at Non-Motorized Pathways in the township.

Cornelius Vander Kam also attended the Michigan Association of Counties Conference in Lansing.

Robert Rinck reported that he attended the Michigan Association of Counties Conference. He also attended a meeting in Saginaw County to discuss their rubberized asphalt program.

Presentations:

- A. Terry Sanford, Nederveld Associates – History of development patterns and mixed use type development

Terry Sanford, Nederveld Associates, provided a slide show presentation to demonstrate the history of development patterns in the United States and how the trends have evolved. He also discussed current trends which consist of walkable communities, access to parks, churches, civic buildings, and architectural control. He said most of today’s development trends are based on lifestyle changes. For example, the younger generation prefers living in urban environments that are closer to entertainment/activity, rather than living in rural areas. After the presentation, he answered questions from the Planning Commission members.

Petitions & Communications:

- A. FYI Folder
- B. Letter of correspondence dated January 31, 2006 to Wright Township regarding the proposed amendment that would change the zoning district of Parcels #70-06-34-400-024 and #70-06-34-300-004 from Agricultural to Rural Agricultural
- C. Letter of correspondence dated February 7, 2006 to Olive Township regarding the Application of Farmland Agreement (PA 116) for Parcel #70-12-20-200-020
- D. Letter of correspondence dated February 2006 from the State of Michigan Department of Agriculture regarding landowners who have completed contracts with the State of Michigan under the Farmland and Open Space Preservation Act of 1974
- E. 6th Annual Korth Conservation Speakers Series: “When Green is Really Green: Why Green Infrastructure Pays in Chicago and the Midwest”, Thursday, March 9, 2006
- F. Ottawa County Wellness Coalition “Community Health Forum on Healthy Lifestyles”
- G. Letter of correspondence dated February 13, 2006 to Michigan Broadband Development Authority regarding Broadbreeze Communications “Underserved” Certification Form

06-12 Motion: To receive for information Item A – G
Moved by: Rinck Supported by: Vander Kam
UNANIMOUS

Public Comments:

None

Action Items:

- A. Resolution Limiting the Ottawa County Road Commission's Liability for Trees Planted in Road Right-of-Ways Designated as a Scenic Byway

06-13 Motion: To approve a Resolution requesting the Ottawa County Board of Commissioners to pursue legislation that would limit the liability of County Road Commission for trees that are planted in road right-of-ways designated as a Scenic Byway.

Moved by: Scholten Supported by: Vander Kam

UNANIMOUS

- B. Georgetown Townships request to change Parcels No. 70-14-07-100-016 and 70-14-07-100-017 from Agriculture (AG) and Neighborhood Service (NS) to Community Service Commercial (CS)

06-14 Motion: Due to time constraints, the Planning Commission waived review of Georgetown Township's rezoning request to change Parcels No.

70-14-07-100-016 and 70-14-07-100-017 from Agriculture (AG) and Neighborhood Service (NS) to Community Service Commercial (CS)

Moved by: Vander Kam Supported by: Rinck

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Discussion Items:

- A. Land Use/Land Cover Inventory (Update)

Mark Knudsen reported funding is not available at this time to cover the costs of updating the Grand Valley State University study entitled "An Analysis of Land Use and Land Coverage Change 1978-1992". He said Chris Clement is checking into available grants which may help fund this project. Betty Gajewski said the report would be helpful to demonstrate what impact the Planning Commission member's actions have had on land use in Ottawa County. She also said the report could be used for economic development purposes to help illustrate high density areas in Ottawa County, and encourage "economic activities". Betty wanted to know how the Grand Valley report has been used in the past

- B. Road Salt Monitoring Program (Update)

Mark Knudsen reported that the wells to monitor the level of road salt usage will be retested on April 15, 2006. These tests will be compared to last year's results to determine if there has been an increase or decrease in salt levels.

- C. Countywide Corridor Plan (Update)

Mark Knudsen passed out a list that depicted which local units of government have passed the resolution supporting the Countywide Corridor Plan. He said several more meetings are still pending.

D. FEMA Acquisition – Robinson Township (Update)

Mark Knudsen reported that Meghann Rauscher will be contacting twenty-five (25) land owners in Robinson Township who are still undecided about applying for the FEMA Grant. So far to date, 10 land owners have indicated they are still interested in the grant, 18 landowners do not want to participate, and 4 parcels have been acquired by the Michigan Department of Transportation (MDOT). Mark said the grant funding is available for three years and will not be available to homeowners once it expires.

E. M-104 Corridor Study – Overlay District Ordinance (Update)

Mark Knudsen reported he met with the North Bank communities (Crockery Township, Spring Lake Township, Spring Lake Village, and the City of Ferrysburg). Meghann Rauscher had drafted a sample Overlay District Ordinance for Crockery and Spring Lake Townships for discussion purposes only. Mark said the communities seemed enthusiastic about the draft and want to create a joint planning group from the two townships for the purpose of creating an overlay district for M-104.

F. Environmental Data Book – Table of Contents (Update)

Mark Knudsen said the Planning and Grants Department will be including information on energy generation (wind turbines, etc.) in the Environmental Data Book. In addition, Meghann has included some EPA standards. At the last Planning Commission meeting, Betty Gajewski asked if we could include expiration dates for data that changes frequently. Mark said the department is still exploring the possibility of including expiration dates in the report. Betty Gajewski asked if the report could include source information.

G. Service Development and New Technology Grant

Mark Knudsen reported the Planning and Grants Department will be filing for a grant to conduct a countywide transit feasibility needs assessment. He said if the grant is awarded, it will take approximately two years to complete the study.

H. Ottawa County Wireless Broadband Project (Update)

Mark Knudsen reported that the demonstration coverage area has changed. A press conference has been tentatively scheduled for March 15, 2006 @ 10:00 AM. He said the media will be invited to the demonstration area to see how the wireless system operates.

I. Remonumentation Representative – County Surveyor

Mark Knudsen reported the County Representative for the Remonumentation Program has resigned. He said a Request for Bid to hire a County Representative will be prepared and posted later this week.

J. Review of Zoning Amendments

In 2002, Clifford Bloom proposed a resolution waiving the statutory requirement that local unit zoning amendments and other similar zoning changes (except for rezoning within 500 feet of a local unit boundary) be submitted to the Ottawa County Planning Commission for review. Due to the lack of support, the Motion failed at a Board of Commissioner's meeting back in 2002. Cliff Bloom recently brought up the issue again. Mark said he discussed this matter with Al Vanderberg.

The meeting adjourned at 8:58 p.m.