

OTTAWA COUNTY PLANNING COMMISSION

APPROVED MINUTES

DATE: May 22, 2006

PLACE: Ottawa County Fillmore Complex, Conference Room A

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

ABSENT: None

STAFF: Mark Knudsen, Soonja Hixon

GUESTS: Linda Anderson, Jamestown Township Planner

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 Gary Scholten.

Approval of the Agenda:

06-20 Motion: To approve the May 22, 2006 Agenda with the following amendments:

- Under Discussion Item add "Item J – Road Salt"

Moved by: Vander Kam Supported by: Rinck
UNANIMOUS

Approval of the Minutes:

06-21 Motion: To approve the minutes of the April 24, 2006 meeting.

Moved by: Vander Kam Supported by: Miedema
UNANIMOUS

Announcements:

A. Introductions

Betty Gajewski introduced Linda Anderson, Jamestown Township.

B. Reports of Meetings Attended

Betty Gajewski reported the parks tour would take place on May 23, 2006 at 8:15 a.m. She invited the Planning Commission members to attend if interested. Betty also reported she did a presentation at the Zeeland Chamber of Commerce meeting.

Bill Miller reported that gypsy moth spraying would take place next week in Grand Haven and Robinson Townships.

Robert Rinck attended the 2006 Great Lakes Homeland Security Training Conference at DeVos Place. He said over 1,500 delegates from around the country attended the conference.

Cornelius Vander Kam also attended the 2006 Great Lakes Homeland Security Training Conference. He was most impressed with a presentation by a school security speaker. The speaker was advocating how schools need to be prepared to deal with security issues and how easily weapons can be concealed under regular clothing.

Mark Knudsen reported an "On-Staff Planners" meeting was held on May 9, 2006 in Allendale. The agenda included training on the Michigan Zoning Enabling Act. Mark said the next meeting would include a presentation by Patrick Waterman regarding Grand Haven Township's US-31 Overlay District. The meeting is scheduled to take place on September 12, 2006 at 9:00 a.m., at the Ottawa County Fillmore Street Complex in the Main Conference Room.

Jim Miedema had nothing to report.

Jeffrey Wincel attended the Park Township Board meeting. He reported there was a lot of debate regarding the size and location of the new cell towers being placed in the township.

Gary Scholten attended several meetings regarding the TABOR Stop Overspending (SOS) initiative petition drive. Currently, Michigan voters are being asked to sign the petition, which would put a restrictive spending formula into the state constitution. This proposal is modeled on Colorado's so-called "Taxpayer's Bill of Rights" (TABOR) that was adopted in that state in 1992.

Presentations:

A. Linda Anderson, Planner, Jamestown Township – General Development Plan

Linda Anderson provided a brief overview on the Jamestown Township's General Development Plan.

Petitions & Communications:

A. FYI Folder

B. Letter and picture from Sylvia Ruscett dated March 17, 2006 regarding the Bull's Eye

Planning Award shirt

- C. Letter of correspondence from Spring Lake Village dated April 14, 2006 regarding Ottawa County's Standardized Mapping
- D. Letter of correspondence to Consumers Energy regarding the removal of trees along Lakeshore Drive and other tree-lined corridors in Ottawa County Of Ottawa
- E. Letter of correspondence from the City of Hudsonville dated April 25, 2006 regarding Jamestown Township's General Development Plan
- F. Letter of correspondence to cycling clubs and shops dated April 27, 2006 regarding cyclists riding in the roadway in areas paved with four-foot paved shoulders
- G. Letter of correspondence to Holland Charter Township dated April 27, 2006 regarding the proposed Holland Charter Township Comprehensive Plan
- H. Letter of correspondence from the Ottawa County Planning Commission to Spartan Stores, Inc. dated April 28, 2006 regarding the relocation of the Allendale Family Fare Supermarket
- I. Letter of correspondence to Port Sheldon Township dated April 28, 2006 regarding the receipt of Port Sheldon Township's Community Park, Recreation, Open Space and Greenway Plan
- J. Letter of correspondence to Robinson Township dated April 28, 2006 regarding receipt of Robinson Township's Community Recreation Plan
- K. Letter of correspondence to Port Sheldon Township dated May 3, 2006 regarding the proposed rezoning of Parcel No. 70-11-01-400-008
- L. Letter of correspondence from Crockery Township dated May 8, 2006 regarding the rezoning of Parcel No. 70-04-18-100-014 from Residential 1 to Residential 2
- M. Letter of correspondence to Zeeland Charter Township dated May 10, 2006 regarding the Application for Farmland Agreement for Parcel No. 70-17-26-400-001 and 70-17-26-300-110
- N. Letter of correspondence to Georgetown Charter Township dated May 11, 2006 regarding the proposed rezoning of Parcel No. 70-14-09-200-021

06-22 Motion: To receive for information Item A - N

Moved by: Rinck

Supported by: Wincel

UNANIMOUS

Public Comments: None

Action Items:

A. Jamestown Township's General Development Plan

06-23 Motion: To support Jamestown Township's General Development Plan

Moved by: Scholten Supported by: Vander Kam

UNANIMOUS

B. Tree Legacy Committee

06-24 Motion: To table Motion 06-24 until the next Ottawa County Planning Commission meeting.

Moved by: Vander Kam Supported by: Miller

UNANIMOUS

C. C. Booms and Susan M. Booms PA 116 Application for Termination of a Farmland Development Rights Agreement for Parcel No. 70-01-32-300-034 and Parcel No. 70-01-32-300-022

06-25 Motion: To not support C. Booms and Susan M. Booms PA 116 Application for Termination for Parcel No. 70-01-32-300-034 and Parcel No. 70-01-32-300-022

Moved by: Scholten Supported by: Vander Kam

UNANIMOUS

Discussion Items

A. Request from Ken Long, Spartan Stores Representative, regarding his request to the Ottawa County Planning Commission to write a letter on behalf of Spartan Stores regarding the relocation of businesses in a community

Mark reported he received a request to meet with a representative from Spartan Stores to discuss the April Planning Commission letter, which requested Spartan Stores not to relocate the Allendale Family Fare. Ken Long contacted Mark and requested a meeting to discuss their reasons for relocating. At the meeting, Ken said Spartan Store have been trying to work with Allendale Township to accommodate their request, but due to new development at the present location, they are unable to expand their store and there is not adequate parking. Ken asked if the Planning Commission would write a follow-up letter supporting the relocation due to these reasons. Mark asked Ken Long to send him a written request to provide to the Planning Commission. So far, Mark has not received a letter from Ken.

B. Ottawa County Planning Department's Performance Based Measures

Mark Knudsen reported that each department is required to prepare a performance measure based budget this year. Each department has to clearly define their goals, objectives, and measures for the 2007 budgeting process. He asked the Planning Commission members if they could provide input regarding land use outcome based measures that could be included in the report. Jeff Wincel thought there were too many objectives included in the report. Jeff and Betty both recommended limiting the amount of objectives in the report and narrowing the objectives to include top priority projects only. Several other recommendations were made on the layout of the document.

C. Ottawa County Wireless Broadband Initiative

Mark reported the demonstration project has been going very well. Equipment for the demonstration project in Allendale has been ordered and should be shipped the first week of June. Mark said the Planning and Grants Department will be distributing a survey to the customers receiving service to determine their level of satisfaction with the project.

D. Land Use and Land Cover Inventory Study

Mark Knudsen reported he queried a few local leaders and economic development offices regarding the Grand Valley State University study entitled "An Analysis of Land Use and Land Coverage Change". He was attempting to determine the number of people who use the Study and the purpose for which it was used. Mark said he had the opportunity to speak with Ken Rizzio of the Ottawa County Economic Development Office. Ken Rizzio indicated he does not use the Study. The local officials that spoke to Mark reported the same. Mark said he spoke with an engineer at Fleiss and Vanderbrink to get a cost estimate to update the land use cover map. The estimated cost was \$20,000 - \$50,000. Mark said it would not be feasible to update the Study at this time due to budget restraints.

E. Countywide Corridor Plan

For several months, the Planning and Grants Department have been meeting with the local units of government seeking a Resolution of Support for the Countywide Corridor Plan. The purpose of the plan is to identify corridors that should serve as primary east-west or north-south travel routes within the County. The plan also identifies corridors where aesthetic and natural preservation measures should be considered. Mark reported the department has received Resolutions of Support from all the local units of government with the exception of Georgetown Township. Mark said a goal has been established to complete three to four corridor studies per year.

F. FEMA Acquisition – Robinson Township

Mark said a major snag has developed regarding the FEMA grant to purchase properties along Van Lopik and Limberlost in Robinson Township. FEMA will contribute 75% of the property's value, but the remaining 25% will be the responsibility of the homeowners. The Parks Commission indicated they would be willing to contribute 7% toward the 25% local

match, but in order to do so, the Parks Commission must have public access to the property. Unless the property owners are willing to approve public access on the road, the Parks Commission can not contribute toward the local match. A letter was distributed to all the residents regarding this matter, and if an agreement to allow public access can not be reached, the 7% match can not be distributed.

G. Standardized Land Use District Titles and Colors for Local Government's Master Plan and Zoning Maps (Update)

Mark distributed a chart to the Planning Commission members that depicted which local units of government have adopted the Standardized Land Use District Titles and Colors for Local Government's Master Plan and Zoning Maps. A total of eleven local units of government have adopted the standardized land use titles and colors, and six intend to adopt the standards in the near future. Mark said Chris Clement will be meeting with those local units of government who have not yet adopted the standardized titles and colors.

H. Excellence Through Training Program, Spring 2006 Seminar, "The Michigan Zoning Enabling Act of 2006", Tuesday, June 6, 2006, 7:00-8:30 p.m.

Mark asked the Planning Commission members to notify Soonja if they plan to attend the Excellence Through Training program. So far, to date, there are over ninety (90) participants registered.

I. Urban Smart Growth Demonstration Project

Mark reported the next step in the Urban Smart Growth Demonstration Project is to incorporate the architectural design elements portfolio in the community's rewritten Master Plan and Zoning Ordinance. He reported the Master Plan process should begin in September.

J. Road Salt

Charts were displayed in the conference room to show a comparison of the latest test results for sodium and chloride levels in the wells that were installed to monitor salt levels. Some wells were placed along major corridors and others were placed along secondary roads. Overall, most of the wells' sodium/chloride levels either have remained the same or have gone down slightly. Mark indicated the test results for one well placed along a major corridor showed a significant decrease in sodium levels. There were also some "spikes" in wells located along major corridors. Mark said more information would be provided at the Road Salt Committee meeting being held on June 5, 2006 at 11:00 a.m.

The meeting adjourned at 9:20 p.m.