

OTTAWA COUNTY PLANNING COMMISSION

PROPOSED MINUTES

DATE: September 25, 2006

PLACE: Ottawa County Fillmore Complex, Conference Room B

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

ABSENT: Betty Gajewski

STAFF: Mark Knudsen, Meghann Rauscher

GUESTS: Elizabeth Council, Grand Haven Tribune; Abby Dressander, Ottawa County Wellness Coalition; Mark Vanderploeg, City of Holland

Call to Order:

Vice-Chair Miller called the meeting to order at 7:00 p.m. A quorum was present to do business. Invocation was given by Jeffrey Wincel.

Approval of the Agenda:

06-31 Motion: To approve the September 25, 2006 Agenda with the following amendments:

- Under Petitions & Communications change motion to read as follows:

Motion: To receive for information Items A-F

- Under Presentations change “Item A – Mark Vanderploeg-City of Holland to read as follows:
 - A. Mark Vanderploeg – City of Holland Master Plan – Holland Heights Neighborhood Area Plan
- Under Action Items change “Item B – Resolution to waive all township rezoning submissions other than those that are within five hundred feet of rezoning border” to read as follows:
 - B. Resolution regarding statutory submission requirements for local units of government
- Under Action Items change Item B change motion to read as follows:

Motion: To approve/disprove of a resolution to waive the statutory requirements that compel local units of government to submit proposed township zoning ordinances, proposed text changes, and township rezoning requests that

occur more than five hundred feet from an adjacent local unit of government's border.

- Under Discussion Items change “Item I – Groundwater Study” to read as follows:

I. Water Quality Study

- 1) Groundwater
- 2) Road Salt
- 3) Phosphorus Ban
- 4) Grand River Soil and Water Assessment Tool

- Under Discussion Items remove “Item J – Road Salt” and “Item K – Phosphorus Ban”

Moved by: Vander Kam

Supported by: Wincel

UNANIMOUS

Approval of the Minutes:

06-32 Motion: To approve the minutes of the June 26, 2006 meeting.

Moved by: Vander Kam

Supported by: Miller

UNANIMOUS

Announcements:

A. Introductions

Mark Knudsen introduced Abby Dressander, Health Educator, Ottawa County Wellness Coalition; Mark Vanderploeg, Planner, City of Holland; and Meghann Rauscher, Transportation Planner for the Planning Department.

B. Reports of Meetings Attended

Gary Scholten had nothing to report.

Jim Miedema had nothing to report.

Commissioner Vander Kam reported that he attended the National Association of Counties meeting in Chicago, Illinois. He also attended the “Grand River Water Quality Forum”. One of the meeting presenters, Dr. Joan Rose provided an overview of the Michigan State University Study of Grand River Water Quality.

Commissioner Miller reported that he attended a meeting held by the Parks and Recreation Commission to discuss future development plans for the Old County Farm site.

Commissioner Rinck reported that he had been in the hospital and was unable to attend any meetings.

Mark Knudsen reported that he attended the “Building Strong Communities” meeting sponsored by the Grand Haven Chamber of Commerce. The goal of the meeting was to

bring the Tri-City communities together to determine how the master planning process can assist in building a strong local/regional economy.

Petitions & Communications:

- A. FYI Folder
- B. Letter of correspondence to Chester Township dated July 28, 2006, regarding their proposal to amend the Township Zoning Map and Township Zoning Ordinance
- C. Letter of correspondence to Broadbreeze Communications customers dated August 2, 2006 regarding the Customer Satisfaction Survey
- D. Letter of correspondence to Crockery Township dated August 7, 2006, regarding the proposed rezoning of Parcel No. 70-04-19-400-014
- E. Letter of correspondence to Maynard Dyer dated August 10, 2006, regarding minimum accuracy standards for public land survey corners (MCS 83 values)
- F. Letter of correspondence to on-staff planners and zoning administrators dated September 5, 2006, regarding the September on-staff planners and zoning administrators meeting.

06-33 Motion: To receive for information Item A - F

Moved by: Scholten

Supported by: Rinck

UNANIMOUS

Presentations:

- A. Mark Vanderploeg, City of Holland Master Plan – Holland Heights Neighborhood Area Plan

Mark Vanderploeg provided an explanation of the proposed amendment to the Holland Heights Neighborhood Area Plan. The amendments to the Plan call for the creation of an “open space” land use district, expansion of public parks and trail systems, improvements and selective eliminations of apartment complexes along 16th Street, a reduction of office uses, and redevelopment of some commercially zoned properties. The Plan also calls for potential upgrades to the transportation corridors in the neighborhood.

- B. Abby Dressander, Ottawa County Wellness Coalition – Healthy Communities

Abby provided an overview of the Wellness Coalitions Healthy Communities Initiative. The goal of the Healthy Communities Initiative is to promote healthy eating habits, regular physical activity, and leading tobacco free lifestyles.

Abby provided several ways in which communities can achieve the Healthy Communities goals, such as, amending zoning ordinances to require sidewalks and bike paths; making neighborhoods more walkable by constructing narrow, interconnected streets; conducting community-wide health assessments; promoting workplace fitness programs; and enacting smoke-free ordinances.

Abby also reported that the Health Department received Grant funding this year in the amount of \$95,000. The funding will be provided to local communities to assist in the construction of sidewalks and bike paths. Abby provided photos displaying ideal sidewalk design. Commissioner Wincel commented that the sidewalk design photos do not accurately depict curb and gutters, and the Health Department should promote the construction of curb and gutters along the sidewalks. Commissioner Wincel further commented that the construction of curb and gutters will help to avoid the spin-off effect of excessive storm water run off from the additional bike paths/sidewalks.

Currently, the Holland/Zeeland area and Spring Lake/Coopersville area have received funding under this Grant.

Public Comments:

None

Action Items:

- A. Proposed Amendments to the City of Holland Master Plan – Holland Heights Neighborhood Area Plan

06-34 Motion: To support the City of Holland Master Plan – Holland Heights Neighborhood Area Plan.

Moved by: Scholten Supported by: Rinck **UNANIMOUS**

- B. Resolution regarding statutory submission requirements for local units of government

06-35 Motion: To approve a resolution to waive the statutory requirements to compel local units of government to submit proposed township zoning ordinances, proposed zoning text changes, and township rezoning requests that occur more than five hundred feet from an adjacent local unit of government's border. The Commission recommends having a two-year sunset period, at which time the submission requirements will be reviewed.

Moved by: Vander Kam Supported by: Wincel **UNANIMOUS**

- C. Tree Legacy Committee

06-36 Motion: To remove Gretchen Fisher, Park Township citizen, from the Tree Legacy Committee

Moved by: Scholten Supported by: Vander Kam **UNANIMOUS**

06-37 Motion: To appoint Dawn Deephouse, Administrative Coordinator/Dispatcher, Holland Department of Public Works; Wallace Rooks, Park Township citizen; and Bobbi Jones Sabine, Ottawa County Parks and Recreation Commission, as members of the Tree Legacy Committee for the purpose of maintaining and improving the aesthetic beauty of the tree canopies and tree lines over scenic roads in Ottawa County.

Moved by: Scholten Supported by: Wincel **UNANIMOUS**

Discussion Items

A. Ottawa County Wireless Broadband Initiative (Update)

Mark Knudsen reported that Broadbreeze Communications is preparing to move forward with the construction of two more towers, possibly within thirty days. Broadbreeze has stated that they intend to have countywide wireless coverage by the end of 2007.

Mark also reported that a Customer Satisfaction Survey was conducted and results have been received. The Survey results indicated there were some initial service issues, however, those issues are being resolved.

B. Standardized Land Use District Titles and Colors for Local Government's Master Plan and Zoning Maps

Mark reported that Chris Clement is continuing to meet with local units of government to obtain their support for the standardized titles and colors. A majority of the local units who have yet to adopt the standards said they would when they update their Master Plans and Zoning Ordinances. Additionally, Chris has been working with the City of Grand Haven to adopt the standards, however due to the large amount of land use/zoning districts in this community it has been a challenging task. Currently Robinson Township is the only local unit of government who is not willing to adopt the standards.

C. Urban Smart Growth

Mark provided an overview of the Architectural Design Elements Portfolio for the City of Hudsonville. The document provides significant standards to guide the design of future development in the City of Hudsonville. Mark commented that the Department is very pleased with the proposed document and Nederveld & Associates for their work on the project.

Mark reported that there will be a kick-off meeting to begin the process of updating the City of Hudsonville's Master Plan (Urban Smart Growth) on November 1st or 2nd, 2006.

D. Access Management M-104 Overlay District

Mark reported that the Planning Department has been working with the Crockery and Spring Lake Townships, the County Road Commission, and the Michigan Department of Transportation to revise the draft M-104 Overlay District Ordinance. Meghann Rauscher provided a brief overview of the contents of the Ordinance.

Commissioner Wincel suggested that the requirements contained within the Ordinance should only apply to commercial and industrial zoned properties, and it should not impose the same regulations on residential properties.

Mark also reported that the Department is scheduling meeting with the North/South Corridor communities to begin drafting a similar ordinance document.

E. Transit Study

Due to time constraints, the Transit Study discussion was postponed until the next Planning Commission meeting. Goals and objectives for the Study will be discussed at that time.

F. Ottawa County Non-Motorized Pathway Plan

Mark reported that Spring Lake Township, Crockery Township, Polkton Township, and the City of Coopersville are interested in constructing a non-motorized path along the abandoned rail line. Mark provided a map showing a possible alignment of the trail.

G. Buildout Analysis

Mark reported that Nate Lisenbee, former Department intern, has been hired to fill the vacant Planner position. Nate has been working on a buildout analysis for the City of Ferrysburg.

The buildout analysis determines the number of potential dwelling units and buildings the City could expect to have when all vacant and potentially developed parcels are filled in. As part of the analysis, Nate also subdivided large parcels and provided a conceptual view of what the parcel would look like once it is completely developed.

The buildout analysis will also project the potential population growth, tax base creation, increased public service cost, and provide an estimate of the potential levels of traffic that would be generated by the added development.

Commissioner Vander Kam commented that the impact on the capacity of City water and sewage facilities should also be studied.

H. US-31

Mark reported that the Michigan Department of Transportation's (MDOT) plan for a new bridge alignment along 120th Avenue proposes a connection to M-104.

Mark also reported that MDOT is moving forward with plans to construct the Bypass portion north of M-45. The following is the proposed timeline of the Bypass project:

2006:	Hold public hearing in October Federal Highway Administration will sign the Record of Decision Phase I Right-of-Way Design Plans
2007:	Finalize Environmental Impact Statement
2008:	Acquire Property
2009-2010:	Obtain Environmental Permits
2010-2011:	Construction Begins

Commissioner Vander Kam commented that he is concerned that a new Environmental Impact Statement will have to be conducted for the portion of the bypass south of M-45 because of the current timeframe of the project.

I. Water Quality Study

Due to time constraints, the water quality study will be discussed at the next Planning Commission meeting. Goals and objectives for the Study will be discussed at that time.

The meeting adjourned at 9:15 p.m.