

OTTAWA COUNTY PLANNING COMMISSION

APPROVED MINUTES

DATE: March 26, 2007

PLACE: Ottawa County Fillmore Complex, Conference Room A

PRESENT: Betty Gajewski, Bill Miller, Jim Miedema, Jim Holtvluwer, Gary Scholten, Matt Hehl, Jeffrey Wincel

ABSENT: None

STAFF: Mark Knudsen, Tabitha Rowley

GUESTS: None

Call to Order:

Chair Gajewski called the meeting to order at 6:31 p.m. A quorum was present to do business. Invocation was given by Jim Miedema.

Approval of the Agenda:

07-06 Motion: To approve the March 26, 2007 Agenda.

Moved by: Holtvluwer Supported by: Wincel **UNANIMOUS**

Approval of the Minutes:

07-07 Motion: To approve the minutes of the February 26, 2007 meeting with the following amendment:

- Under Announcements, Item C, strike “to everyone’s surprise”.

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

Introductions:

None.

Presentations:

A. Build-Out Analysis for Grand Haven Chamber of Commerce – Mark Knudsen

At the February Planning Commission meeting, Mark had reported that Nate Lisenbee was working on a build-out analysis for Ferrysburg. This involved reviewing the Zoning Ordinance and Master Plan and determining how many new structures could be built based on each type of zoning. In addition, Nate was looking at future growth projections and determining what additional services would need to be provided in the future, how the

growth would impact that tax base, and what water and sewer needs would result from the growth.

This information was presented at a Grand Haven Chamber of Commerce meeting on March 20. The Chamber is working on a “Building Competitive Communities” plan, which is an economic development plan that will help the Tri-Cities to compete in a global economy. The plan involves goal-setting and identifying areas for long-term growth.

Mark discussed the standardized color maps, which would allow for easier identification of different types of land use in the County. Mark showed the difference between the current color usage among the local units of government and the map as it would be if all local units adopted the standardized colors. Additionally, Mark reported that the Planning Department will be working on build-out analyses of Grand Haven and Spring Lake, and then eventually the entire County.

While reviewing the build-out analysis maps for Ferrysburg, Betty Gajewski asked about comparing the use of vacant industrial property, or brownfield sites, versus current empty land, or greenfield sites. Betty commented that there are tax benefits available for the reuse of brownfield sites.

Gary Scholten stated that information regarding the projected number of children per household would be helpful for schools, to help them determine when they might reach capacity.

Mark said that the Planning Department would investigate both of those issues and report back at the next meeting.

Action Items:

A. None

Announcements:

A. Reports of Meetings Attended

Betty Gajewski attended two Parks and Recreation Committee meetings. She reported that the County is working to acquire two pieces of property along Lake Michigan, north of the Port Sheldon Channel. The Parks Department is filing a grant application with the Michigan Natural Resources Trust Fund to help fund the purchase.

Gary Scholten attended the Governor’s Education Summit. He reported that during the summit, Governor Granholm advocated for additional taxes to support educational programs.

Jim Miedema, Matt Hehl, Bill Miller, Jeff Wincel, and Jim Holtvluwer had nothing to report.

Petitions and Communications:

A. FYI Folder

B. Correspondence received from Grand Valley Metropolitan Council regarding their Growing Communities Conference (3/1/07)

C. Correspondence received from Michigan State University Extension regarding Citizen Planner Training (3/2/07)

07-08 Motion: To receive for information Items A - C

Moved by: Holtvluwer

Supported by: Miedema

UNANIMOUS

Public Comments:

None

Discussion Items

A. Local Planning Commission Meeting Assignments

Based on discussion from last month's meeting, a list of local planning commission meeting assignments was distributed. Betty asked if this information could be presented in calendar format.

B. Senate Bills 115 and 206

Mark reported that Senate Bill 115 would make changes to the Joint Municipal Planning Act. This bill provides for the phased transfer of powers to Joint Planning Commissions, when one is formed, instead of an immediate change occurring. Because this is not a major change and it helps to make the Joint Municipal Planning Act more efficient, Mark thought that this bill will likely pass through the legislature with few problems.

In addition, Mark reported that Senate Bill 206 would create a Planning Enabling Act, similar to last year's creation of the Zoning Enabling Act. Mark stated that this bill does not introduce any substantial changes, but combines all of the current statutes that govern municipal, county, and township planning into one Act.

C. Migration Rates Out of Michigan

Mark shared data from the U.S. Census Bureau which shows that Michigan is among the top states from which people are migrating to other areas. Also, statistics from the United Van Lines company showed that Michigan is tied with North Dakota for the top percentage of outbound vans in 2006.

In addition, Mark discussed that single family home starts in Ottawa County were down substantially for 2006, per data from Builder Track Reports.

D. Potential Future Presentations

i. Rural Smart Growth Demonstration Project

ii. Urban Smart Growth Demonstration Project

Several years ago, the Planning Department partnered with Blendon Township to complete the Rural Smart Growth Demonstration Project. Currently, the Planning Department is working with the City of Hudsonville on the Urban Smart Growth Demonstration Project.

Mark has prepared presentations on each topic, and he asked the Planning Commission members if they were interested in seeing the presentations.

It was decided that Mark should present an abbreviated version of the Rural Smart Growth Presentation at the next meeting, and the Urban Smart Growth Presentation would be given at the May meeting.

In addition, Mark said that, because the Rural Smart Growth project was completed a number of years ago and many townships have had substantial personnel changes, each township should be contacted again regarding a possible presentation of Rural Smart Growth information.

Input and Strategy Session

A. Guidelines for Generally Accepted Water Management Practices for the Public Water Supply Sector

Mark reported that Ken Zarzecki, from the Ottawa County Road Commission, had asked for input from the Planning Commission regarding potential land use polices and/or land use educational initiatives that could be included as part of the appendix for the “Guidelines for Generally Accepted Water Management Practices for the Public Water Supply Sector.”

Betty asked about the opportunity of using grey water or capturing rain water. She also said that Michigan should value water as much as states that often have water shortages, such as California and Arizona, and utilize some of the same water-saving techniques that those states have in place.

In addition, Jeff Wincel mentioned using newer toilets with pressurized holding tanks that use less water. Betty also discussed the installation of aerators on faucets as a simple and inexpensive way to help conserve water.

Jeff stated that he owns property in another state, and the water district where his property is located sent him a card that showed how to best irrigate for different types of landscaping. Mark asked Jeff if a copy of that card could be provided to the Planning Commission.

B. Water Quality Study

At the last Planning Commission meeting, Mark had stated that the next step in the study process would be to get input from stakeholders regarding the Proposed Scope of Work. The questionnaires have been sent to stakeholders, and the responses from the questionnaire will be compiled and then incorporated into the Proposed Scope of Work.

Mark will be emailing the updated Scope to the Planning Commission members and asking for permission to send the Scope to USGS for a bid.

C. County Development Plan

Mark reported that the Planning Department has begun work on a new County Development Plan. This will be a project-driven, results-based document and include a vision for the County. Mark reported that there was discussion about the County Development Plan at the last On-Staff Planners’ Meeting, and based on those discussions,

the Plan may not include any land use maps, but rather a vision for the County and a list of projects to support the vision.

After much discussion, it was decided that the Planning Department would collect vision statements from each local unit of government, along with any other organizations with which we will be working closely. In addition, the Planning Department will create a vision and bring to the Planning Commission for input at the next meeting.

The meeting adjourned at 8:47 PM.