

The attorney also had made two other recommendations that Mark asked the Planning Commission for input regarding, before determining whether changes should be made to the Model Ordinance.

The first issue was raising setbacks to 1 ½ times the height of the turbine tower. This recommendation was made because of the potential for ice throw. The attorney's letter of communication stated that he is not an engineer but made this recommended to avoid the risk of potential liability for clients. The letter also stated that the attorney was not aware of any reported cases where someone was seriously injured or killed from ice throw from a wind turbine. The Planning Commission determined that they would keep the current setbacks in place.

The second suggestion from the attorney was to require two fail-safe braking systems, in case one should happen to not work properly. The attorney's letter of communication stated that this recommendation was also made to avoid the risk of potential liability for clients. The letter stated that a number of communities require two, while others only require one and feel that two would be "overkill". The attorney's letter further stated that, "it is ultimately a policy decision each community would need to make, given the additional costs." The Planning Commission determined that their recommendation for one fail-safe braking system was sufficient.

Mark stated that Bauer Power and the Zeeland BPW had also reviewed the draft of the Model Ordinance, and they had requested that lattice and guyed towers also be allowed. The attorney had told Mark that most local units are not allowing guyed towers, so he did not recommend that change be made. The Planning Commission determined it would be best to keep lattice towers out of the ordinance.

Mark thanked his staff, Dr. Adam Kantrovich, and the on-staff planners for their input and work on the Model Ordinance. He stated that this ordinance was one of the first of its kind. Mark also stated that he had already received many requests for copies of the Model Ordinance.

08-59 Motion: To approve the Wind Energy Model Ordinance for distribution to local units of government

Moved by: Holtvluwer

Supported by: Miller

UNANIMOUS

B. PA 116 Application for Termination of Farmland Development Rights Agreement for Parcel #70-18-34-200-006 (Cheryl Wolf) in Jamestown Township

After this motion was tabled at the prior meeting, Mark had asked his staff to review state statutes to be sure that the review would be completed in the allowed time frame. However, after reviewing the statutes, it was determined that the County Planning Commission was no longer required to review applications for terminations of farmland development rights agreements.

Because this request had been tabled at the previous meeting, the Planning Commission determined that they would review it. However, they determined that any future applications for terminations would not need to be reviewed.

08-60 Motion: To approve the PA 116 Application for Termination of Farmland Development Rights Agreement for Parcel #70-18-34-200-006 (Cheryl Wolf) in Jamestown Township

Moved by: Hehl

Supported by: Holtvluwer

UNANIMOUS

C. Resolution regarding statutory submission requirements for local units of government

Mark stated that this resolution had been approved in 2006, with a clause that it would sunset on December 30, 2008. The proposed resolution removes the sunset clause.

08-61 Motion: To approve and forward to the Board of Commissioners 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 500 feet from an adjacent local unit of government's border

Moved by: Miedema

Supported by: Holtvluwer

UNANIMOUS

D. Olive Township – Proposed Commercial Planned Unit Development Map Amendment (Rezoning) Request Within 300 Feet of Port Sheldon Township

Nate Lisenbee stated that the development in question was currently zoned as a mobile home park. It was proposed to be a Commercial Planned Unit Development (PUD) with the idea to create an RV park in the same space. Nate also stated that the parcel was located in Policy Tier C (Urban Influence) of the County Development Plan. Because the infrastructure from the mobile home park would be more than adequate to support an RV park, and because the change would be consistent with the County Development Plan, Nate recommended that the project be approved.

Jim Miedema asked for the location of the park, and Todd Wolters stated that it was near the intersection of Croswell and 146th Avenue.

08-62 Motion: To support Olive Township's proposed Commercial Planned Unit Development Map Amendment (Rezoning) Request Within 300 Feet of Port Sheldon Township

Moved by: Holtvluwer

Supported by: Hehl

UNANIMOUS

Announcements:

A. Reports of Meetings Attended

Jim Holtvluwer had nothing to report.

Jim Miedema attended a Parks and Recreation Commission meeting. He stated that there had been no vandalism in County Parks this past summer. He also stated that the Pigeon Creek red pine forest was going to be clear cut because of the disease in the red pine trees. They are planning to replant with white pine trees. It was also announced that the County was receiving a Parks grant for the Olive Shores property and a fisheries grant for Lake Macatawa.

Bill Miller had nothing to report.

Matt Hehl attended a meeting in Mt. Pleasant to interview a candidate for the MSU Extension.

Petitions and Communications:

A. FYI Folder

B. Resolution of Support for the West Michigan Transit Linkages Study, dated 9/19/2008, from West Michigan Regional Planning Commission

C. Letter of correspondence, dated 10/9/2008, to RLS & Associates regarding the West Michigan Linkages Transit Study

D. Facsimile of correspondence, dated 10/17/2008, from Adam Kantrovich regarding Farmland Preservation Funding

08-63 Motion: To receive for information Items A-D

Moved by: Miedema

Supported by: Holtvluwer

UNANIMOUS

Public Comments:

Todd Wolters stated that he would like to see the County explore funding to create non-motorized pathways along the main corridors throughout the County. He felt that townships were not able to fund them alone but would appreciate County assistance with this type of project.

Mark Knudsen stated that the Planning Department had developed a Non-Motorized Pathway Plan was a few years ago. He stated that Meghann Rauscher has been working with a group from Coopersville, Crockery Township, Polkton Township, and Spring Lake Township on the North Bank Trail project, which would be constructed along an abandoned railway.

Mark also stated that he would be willing to work with Olive Township to assist with their plans. Matt Hehl suggested that Todd attend a Board of Commissioners meeting and discuss the idea with the Board.

Discussion Items

A. Urban Smart Growth

Mark Knudsen shared two additional examples of new development projects in Hudsonville which would be utilizing the guidelines set forth in the Architectural Design Elements Portfolio. He showed the Planning Commission before and after photographs of both buildings and stated that the Portfolio was accomplishing what it was designed to achieve in the community.

B. Meeting Dates for November and December (11/24 and 12/29)

Because the November and December meeting dates are scheduled for holiday weeks, the Planning Commission determined to cancel both of these dates and have one meeting in early December. Further communication regarding the date would be forthcoming.

C. M-104 Corridor

Mark stated that Meghann Rauscher had attended an Open House in Crockery Township to obtain input on the draft M-104 Corridor Overlay Ordinance. He stated that there were property owners in attendance that were quite vocal against the project.

Mark attended a second meeting in Spring Lake Township with Meghann the following week. He stated that there was media coverage of both meetings.

This Ordinance was drafted as part of the Countywide Corridor Plan, which provides a framework from which to comprehensively plan for future traffic demand in the County and to preserve the aesthetic character of the County's overall roadway system.

Mark stated that Meghann would be working with the townships to revise the Ordinance based on input received at the meetings.

Input and Strategy Session

A. Performance-Based Budgeting

Mark stated that the County is encouraging performance-based budgeting. He and staff had worked to establish goals, objectives, and measures for the Department. Mark stated that each County planner would be assigned as a single point of contact for 8 of the 24 local units of government in the County. Additionally, each planner would be encouraged to develop close, working relationships with their assigned local units to better work together to accomplish common goals.

The Department's goals included: increasing the level of planning expertise among planners, providing land use planning solutions that would preserve rural character and enhance urban vitality, and implementing land use planning solutions. Mark also discussed the objectives and measures for each of these goals. He also discussed the target for each measure and stated that each would be tracked to provide a quantitative means of determining how well the Department was performing.

Todd Wolters thought that it would be difficult for townships to track all of the measures, especially part-time townships. Mark stated that the majority of tracking would be performed by the Planning Department.

Jim Miedema suggested that these ideas be brought before the on-staff planners to gauge their reaction.

The meeting adjourned at 7:36 PM.