

ARLEN TURNER, CHAIRMAN

JACK NORRIS, VICE-CHAIRMAN  
LAURA STANEK  
DIANE BROMELMIER, SECRETARY  
STEVEN ROOTE  
RICHARD HOADLEY  
BURTON J. STANLEY  
LEONARD STOKES  
JIM FERGUSON  
JACK NORRIS  
ROBERT SANDERS  
JILL BARNARD

---

**MINUTES**  
**January 6, 1998 – 7:00 p.m.**  
**Commissioners' Room, Antrim County Building**  
**Bellaire, Michigan 49615**

---

Members present: Jack Norris, Arlen Turner, Jim Ferguson, Laura Stanek, and Richard Hoadley  
Leonard Stokes, Jill Barnard, and Robert Sanders

Members absent: Diane Bromelmeier and Steve Roote

Advisory present: Burt Stanley

Staff present: Pete Garwood and Matt Webb

Public present: None.

1. Meeting called to order at 7:05 p.m.
2. Reorganization of Planning Commission –  
Election of Officers and Meeting Schedules for 1998
  - a. Election of officers
    - Chairman: Laura Stanek nominated Arlen Turner. Motion by Leonard Stokes, supported by Jill Barnard that nominations be closed and a unanimous ballot be cast for Arlen Turner. Motion carried.
    - Vice-Chairman: Leonard Stokes nominated Jack Norris. Motion by Laura Stanek, supported by Leonard Stokes that nominations be closed and a unanimous ballot be cast for Jack Norris. Motion carried.
    - Secretary: Leonard Stokes nominated Jill Barnard. Motion by Jack Norris, supported by Richard Hoadley that a unanimous ballot be cast for Jill Barnard. Motion carried.
  - b. Meeting Schedule  
Discussion was held regarding changing the night of meeting due to Sanders' pending changing schedule. Conflicts with other nights were noted.  
  
Moved by Leonard Stokes, supported by Jack Norris that the first Tuesday be retained as the regular meeting of the Planning Commission.
3. Approval of Minutes – December 2, 1997  
Moved by Laura Stanek, supported by Jim Ferguson to approve minutes as distributed.
4. Public Comment: None.

5. Watershed Day

Mark Stone, Antrim County Drain Commissioner is proposing that a County “Watershed Day” be held in Elk Rapids on the tentative date of June 27, 1998. The purpose of the Watershed Day would be to “celebrate the Antrim Chain Watershed” by providing an opportunity for all individuals and organizations engaged in conservation activities in the Antrim Chain (Elk River Watershed) or elsewhere in Antrim County to present their activities to local residents and guests. A planning meeting has been scheduled for Tuesday, January 13, 1998 at 3:00 p.m. in the Commissioners’ Room for various conservation minded organizations and individuals to offer ideas and involvement.

Members spoke in favor of the concept, but would like more details as to what might be expected by the Planning Commission.

6. Forest Home Township Zoning Ordinance Amendment

a. No. 98-1, Towers. Matt reviewed his staff report in which he noted several relatively minor changes he recommended. Five concerns were noted which he explained. Jack Norris noted two typos. Comments were favorable.

Moved by Leonard Stokes, supported by Laura Stanek to return the amendment to the Township with the Planning Commission’s recommendation for approval and consideration of the Planning Commission comments. Motion carried.

b. No. 98-2. Fee language for Township Ordinances which places the burden of financing an action being requested by the applicant upon the applicant.

Matt Webb presented his staff report which noted a few problems and apparent inconsistencies between the amendment and the zoning ordinance.

Moved by Jill Barnard, supported by Laura Stanek to recommend approval of the ordinance amendment together with the staff comments. Motion carried.

7. Aerial Photography Update

The Board of Commissioners declined to support the expenditure, thereby overruling the recommendation of the Planning Commission and the Finance Committee. There was discussion as to whether or not a subsequent effort should be made to determine the likelihood of a reversal of the decision. Pete Garwood indicated that he had not discussed the matter with individual commissioners and, therefore, did not have a clear indication of the specific reasons that they were opposed. Possible reasons suggested were: 1998 budget concerns; fear of possible future unforeseen costs associated with the project; lack of understanding of the value of the project; underlying philosophical difference of opinion; lack of this type of expenditure being built into the budget on a periodic update basis (5-10 years) noting that the last “leaf off” photography for Antrim County was done in the ‘60’s.

There was some discussion relating to the possibility of promoting the map project to individual townships. No action was taken.

8. Communications – Matt Webb
  - a. Jordan Valley Gas Development: John Hummer, Program Manager, Friends of the Jordan River Watershed, Inc. has notified the Planning Department that the Public Service Commission Administrative Law Judge has recommended denial of the Zaremba request to establish a pipeline in the Valley.
  - b. MSPO – Spring Training Opportunities for Commissioners: Jack Norris and Jill Barnard indicated interest in attending.  
Pete Garwood indicated that there was an opportunity for commissioners to attend training and it is supported by the Planning Commission budget. Interested members should notify the Planning Department.
  - c. MSUE “Growing Smarter” series on Natural Resource Based Planning vs. Urban Based Planning. This is a six-week series being offered in two locations – Gaylord and Petoskey, beginning on January 21. It is designed to be practical, and to provide the understanding which would enable townships to implement resource-based planning principles.
  - d. Solid Waste:  
Solid Waste Committee – organizational meeting scheduled for January 14 at 3:00 p.m. Matt Webb reported that a consultant has been hired to address solid waste planning on a regional basis.  
Recycling Sub-Committee – will be meeting on the same day.
9. Member comment: None.
10. Adjourn: Moved by Laura Stanek, supported by Jim Ferguson to adjourn. Motion carried. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Burton J Stanley  
Recording Secretary

# County of Antrim Planning Commission

**Antrim County Building**                      **P.O. Box 187**  
**(616) 533-6265**                                      **Bellaire, MI 49615**

Arlen Turner, Chairman

|                                 |                   |
|---------------------------------|-------------------|
| Jack Norris, Vice-Chairman      | Laura Stanek      |
| Jill Barnard, Secretary         | Steve Roote       |
| Richard Hoadley                 | Diane Bromelmeier |
| Jim Ferguson                    | Sandra Hoinka     |
| <u>Burton Stanley, Advisory</u> |                   |

## Members

**Arlen Turner**  
Chairman

**Jack Norris**  
Vice-Chairman

**Jill Barnard**  
Secretary

**Diane Bromelmeier**  
**Jim Ferguson**  
**Richard Hoadley**  
**Sandra Hoinka**  
**Steve Roote**  
**Laura Stanek**

**Burton Stanley**  
Advisory

## Staff

**Peter Garwood**  
Coordinator/Planner

**Eric Cline**  
Associate Planner

## Address

P.O. Box 187  
Bellaire, MI 49615

Phone: (616) 533-6265  
Fax: (616) 533-8111  
TDD: (616) 533-5351

## Meeting Dates

First Tuesday of month  
7:00 p.m.  
Antrim County Building  
Commissioners Room

## Special Assistance

If you wish to attend a Planning Commission meeting and require special assistance, please contact the Coordinator/Planner office.

## MINUTES

**August 4, 1998 - 7:00 P.M.**

**Commissioner's Room, Antrim County Building**  
**Bellaire, MI 49615**

Members present: Arlen Turner, Jack Norris, Laura Stanek, Diane Bromelmeier, Richard Hoadley, Jim Ferguson, Jill Barnard, Steve Roote

Advisory present: Burton Stanley

Staff present: Peter Garwood, Matt Webb

1. Meeting Called to Order at 7:05 P.M.
2. Approval of Minutes: Stanek moved to approve the minutes of the July 7, 1998 meeting; Norris support - Unanimous.
3. Public Comment: Lawrence Wolgamott from Central Lake expressed concern that the Central Lake Ordinance was given to the Planning Commission prematurely. The second notice was not published (for the public meeting), so the meeting was cancelled. He would like the Planning Commission to send the ordinance back to Central Lake Township Planning Commission. More items have been changed on the ordinance since the March meeting and they still have not held a public meeting. Discussion took place regarding whether or not the Planning Commission should send the proposed ordinance back requesting the Township follow proper public hearing and publishing procedures. Webb pointed out that after we review the Staff Report, we may want to send the ordinance back for further work anyway. Webb also commended Central Lake for the work they've done so far.

Gene Dawson, Secretary for Central Lake Zoning Board, read the portion of the June 24 minutes where John Tarrant of Antrim County News apologized for not getting the notice in the paper. However, through a phone conversation with Garwood, the Central Lake Clerk said she felt the proposed changes may be so minor it would not change the substance of the ordinance and therefore, another public hearing would be unnecessary. Dawson said there were five substantial changes to the meaning of the ordinance at the June 10 and June 24 meetings. Chairman Turner felt any motion would be inappropriate at this time. Planning Commission decided to go ahead with agenda and address the Central Lake amendment as part of its agenda item.

4. Jim Lively of Northwest MI Council of Governments presented an overview of current projects. The merger of ten or twelve years ago with the employment office was explained. 90% of their budget deals with Job Training, but NWMCOG also continues to work as Regional Planning. Planners Review and Advisory Committee meets monthly. County Boards contribute financially, but they rely heavily on grants. Two years ago COG funding from counties increased from \$25,000 to \$50,000.

- Trails: Looking at the maps presented, Garwood noted there doesn't seem to be as much activity in Antrim County. Stanek pointed out the trails available in Jordan Valley. MDOT grant funding may help plan and create regional trail connections.
- Zoning Reclassification Project: Looking for support from Planning Commission - discussion. Asking only to coordinate language for all counties for the regional maps, not to change the individual township ordinances, just help coordinate and clarify.

**Bromelmeier made a motion, supported by Norris to support the application for grant funds for the Zoning Reclassification Study. Discussion took place. Motion carried – unanimous.**

- PRAC: Education Committee will hold three workshop entitled "Focus on County Planning" at different locales to reach more citizens: Oct 23 in Kalkaska County, Oct. 30 in Charlevoix County, and Nov. 6 in Benzie County. Focus on county planning review of local zoning changes and on updating master plan. Cost to be held to \$30/person.
- Solid Waste: Seven counties agreed to hire RRSI of Ann Arbor -- that work is about finalized. Grand Traverse County, concerned over monopoly of waste services, is planning to create their own or purchase a landfill! More info on the internet: [www.nwm.cog.mi.us](http://www.nwm.cog.mi.us).

5. Milton Township Zoning Ordinance Text Amendment: Webb presented Staff Report. Norris suggested the non-refundable fee not be limited to site plan review only, but also apply to other services offered by the Zoning Administration, Planning Commission, and ZBA. Webb thinks those words are there because of the way Milton Township Ordinance is written. Bromelmeier suggested the words, "as needed" be added to the sentence. Commission

compliments Milton Township on the work they have done so far with recommendation that they remove the limitations.

**Motion by Norris, supported by Bromelmeier to recommend approval of the amendment with the noted suggestion that the Township consider removal of the limitations of ordinance additional fees applying to site plan review only and that the option for additional fees could be applied across the Board. Motion carried – unanimous.**

6. Central Lake Township Zoning Ordinance 98-15:

Discussion took place regarding the procedures followed by the Township. The Planning Commission decided to review the staff report which includes ten significant concerns and 11 comments of a minor nature. Central Lake Zoning has drastically improved since its first submission, however, there are still ten concerns which need to be addressed before adoption.

**Ferguson made a motion to recommend Zoning Ordinance be returned to Central Lake Township for their review of the staff and Planning Commission comments and other notes to be included and that they seek legal counsel about those inclusions before adoption. Also check with legal counsel if they followed proper procedure regarding the public notification process for public hearings. Motion passed with one opposed.**

7. Conservation Planning Workshops Report: Webb looking for approval of report. This is a valuable service. Webb should be commended for the job he did in preparing and presenting these workshops. **Stanek moved to approve report. Bromelmeier support. Unanimous.**

8. Waste Reduction and Recycling Subcommittee/ Solid Waste Management update:

- stuck on financing and figures of waste recovery amount. We need to get UNStuck on questions we cannot answer and adopt a concept. Next meeting is Aug. 12 at 10 a.m.

9. Communications:

- July 16, 1998 including MI Mega-merger WMI: Dept.of Justice & State Attorney General will allow merger if USA Waste sells off various landfills. Board of Commissioners has notified Attorney General that Antrim County opposes the merger. 60 day public comment.
- **Bromelmeier proposed going on record opposing. Norris support. Norris went further and moved Antrim County Planning Commission ask Board of Commissioners to OPPOSE because of damage to Northern Michigan region economically and we will go on record similarly. Ferguson support. Unanimous.**
- Sandy Hoinka sent letter of interest in taking Leonard Stokes' place on Planning Commission and it will be forwarded to administration.

- Mackinaw Island MSPO Annual Conference - see Garwood.
- Jim Lively's letter introducing Joseph Gallagher as Transportation Planner on NWMCOG
- Garwood: Manistee County request that we not support Pere Marquette for old growth forest designation because it would be extremely hard to reverse. Planning Commission in Antrim County feels we are too far removed from the issues and lack information and thus offered no response.
- Webb: Kearney Township letter on proposed tower sight. Public Hearing is Aug. 13 in Senior Center at 7:00 P.M.
- Garwood: 1999 Budget request:  
**Ferguson moved to approve as presented. Norris support. Unanimous.**

10. Adjourned at 10:10 p.m. with farewells to Matt Webb.