

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**January 9, 2007**  
**7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Joe Allen, Barb Bradford, Jill Barnard, Laura Stanek, Jim Gurr, Al Luurtsema, Alan Martel and Terry Morris (arrived at 7:15 a.m.)

Members absent: Marshall Wright and Tom Maleck

Advisory present: None

Staff and others: Peter Garwood and Joe Meyers

**1. Meeting called to order** at 7:05 p.m. by Pete Garwood, Coordinator/Planner.

**2. Election of Officers**

Pete Garwood, Coordinator/Planner, chaired the meeting during the process for the election of officers.

▪ Chairperson

Mr. Garwood opened the floor for nominations for Chairperson.

Barb Bradford nominated Al Luurtsema for chairperson of the Planning Commission.

**Motion by Jill Barnard, supported by Al Martel, to close nominations and cast a unanimous ballot for Al Luurtsema for Chairperson of the Planning Commission. Motion carried – unanimous.**

▪ Vice Chairperson

Al Luurtsema nominated Al Martel for Vice Chairperson

Al Martel nominated Tom Maleck for Vice Chairperson.

**Motion by Alan Martel, supported by Barb Bradford, to close nominations and cast a unanimous ballot for Tom Maleck for Vice Chairperson of the Antrim County Planning Commission. Motion carried as a role call vote Yes: Al Martel, Jill Barnard, Jim Gurr, Barb Bradford, Laura Stanek, and Joe Allen; No: Al Luurtsema; Absent: Terry Morris, Tom Maleck, and Marshall Wright.**

▪ Secretary

Joe Allen nominated Alan Martel for Secretary.

**Motion by Barb Bradford, supported by Jill Barnard, to close nominations and cast a unanimous ballot for Alan Martel for Secretary of the Planning Commission. Motion carried – unanimous.**

At this point of the meeting the elected chairperson, Al Luurtsema, chaired the remainder of the meeting.

**3. Approval of Minutes**

**Motion by Jill Barnard, supported by Barb Bradford to approve the minutes of November 7, 2006 as presented. Motion carried – unanimous.**

**Motion by Al Martel, supported by Joe Allen to approve the December 5, 2006 minutes as amended. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Public Comment**

None

**6. Torch Lake Township Land Use Plan**

The Planning Commission discussed the Torch Lake Township Land Use Plan.

Discussion ensued over the plan and how it could effect the growth of the township by potentially creating non-conforming lots.

The Committee went around the table to discuss their comments on the land use plan

Terry Morris – If the master plan is fully enacted on it could potentially create a hardship on all of the property owners.

Barb Bradford – The plan should be presented more clearly to the township property owners.

Laura Stanek – Concerns were expressed that when the plan is fully implemented a number of nonconforming lots would be created.

Al Luurtsema questioned the following things:

- It was questioned why they did not state in the plan that the township has a farmland preservation ordinance.
- It was also questioned why they did not include the recreational activities within 30 miles of the township to help inform residences and visitors.
- On Page 33, 5<sup>th</sup> paragraph – reference is made to “Antrim Count” and that should be Antrim County.
- On Page 44, the 4<sup>th</sup> paragraph reads “...activities as well as the to protect the farmer from complaints and nusisence”, and should read “activities as well as the need to protect the farmer from complaints and nuisance”.

Joe Meyers informed the Commission of the following corrections that were questionable:

- On Page 11, the plan suggests that you refer to the attached dune map for specific locations of regulated sand dunes in Torch Lake Township. The map is not included.
- On Page 27, roads are discussed. The Antrim County Planning Commission feels that private roads are an issue and you may want to address them in this section.
- On Page 32, The Antrim County Planning Commission is recommending changes in the following offices:
  - The Veterans Affairs Office should be changed from a federal office to a county office.
  - The Friends of the Jordan River Watershed, Inc should be changed from Bellaire to

- East Jordan.
  - The Antrim County Parks and Recreation Commission is now called the Parks and Recreation Advisory Board.
  - The Antrim/Kalkaska Community Mental Health Board is now the North Country Community Mental Health Board (Counties included are Antrim, Charlevoix, Cheboygan, Emmet, Kalkaska, and Otsego).
  - The County Clerks Office should be mentioned as a facility in the County Building in Bellaire.
  - Another note is that the Antrim County Soil Erosion and sediment control is located in the Antrim Conservation District office and not in the county building.
- On Page 33, the County Road Commission has offices in Central Lake and Kewadin as well as Mancelona.
- On Page 34, the Antrim/Kalkaska Community Mental Health Service is now the North Country Community Mental Health Services.
- Page 35 Barnes Park currently has 76 campsites, 2 pavilions, 2 bathhouses, and according to our records, it is not an archeological site under state protection.

Jim Gurr indicated that:

- Concerns were expressed that the plan if implemented would be unduly restrictive to current and intended commercial activities.
- On page 37, Torchport Airpark regularly has fly-ins not periodically.

Al Martel indicated that:

- Concerns were expressed that the plan did not address the sanitary code that is coming up for adoption soon and felt it should.
- The Committee felt that the plan was rushed.

**Motion by Laura Stanek, supported by Joe Allen, to recommend the Torch Lake Township Board NOT APPROVE the Master Plan. The Antrim County Planning Commission feels the proposed adoption may be premature at least prior to addressing the following comments and concerns.**

- **If the master plan is fully enacted that it could potentially create a hardship on the all property owners.**
- **The plan should be presented more clearly to the township property owners.**
- **Concerns were expressed that when the plan was fully implemented a number of nonconforming lots would be created.**
- **It was questioned why they did not state in the plan that the township has a farmland preservation ordinance.**
- **It was also questioned why they did not include the recreational activities within 30 miles of the township to help inform residents and visitors.**
- **On Page 33, 5<sup>th</sup> paragraph – reference is made to “Antrim Count” and that should be Antrim County.**
- **On Page 44, the 4<sup>th</sup> paragraph reads “...activities as well as the to protect the farmer from complaints and nusisence”, and should read “activities as well as the need to protect the farmer from complaints and nuisance”.**
- **On Page 11, the plan suggests that you refer to the attached dune map for specific locations of regulated sand dunes in Torch Lake Township. The map is not included.**
- **On Page 27, roads are discussed. The Antrim County Planning Commission feels that private roads are an issue and you may want to address them in this section.**
- **On Page 32, The Antrim County Planning Commission is recommending changes in the following offices:**
  - **The Veterans Affairs Office should be changed from a federal office to a county office.**
  - **The Friends of the Jordan River Watershed, Inc should be changed from Bellaire to East Jordan.**

- **The Antrim County Parks and Recreation Commission is now called the Parks and Recreation Advisory Board.**
- **The Antrim/Kalkaska Community Mental Health Board is now the North Country Community Mental Health Board (Counties included are Antrim, Charlevoix, Cheboygan, Emmet, Kalkaska, and Otsego).**
- **The County Clerks Office should be mentioned as a facility in the County Building in Bellaire.**
- **Another note is that the Antrim County Soil Erosion and sediment control is located in the Antrim Conservation District office and not in the county building.**
- **On Page 33, the County Road Commission has offices in Central Lake and Kewadin as well as Mancelona.**
- **On Page 34, the Antrim/Kalkaska Community Mental Health Service is now the North Country Community Mental Health Services.**
- **Page 35, Barnes Park currently has 76 campsites, 2 pavilions, 2 bathhouses, and according to our records, it is not an archeological site under state protection.**
- **Concerns were expressed that the plan if implemented would be unduly restrictive to current and intended commercial activities.**
- **On page 37, Torchport Airpark regularly has fly-ins not periodically.**
- **Concerns were expressed that the plan did not address the sanitary code that is coming up for adoption soon and felt it should.**
- **The Committee felt that the plan was rushed.**

**Motion carried as a yea and nay vote as follows: Yea – Al Luurtsema, Alan Martel, Joe Allen, Jill Barnard, Barb Bradford, Jim Gurr, Terry Morris, Laura Stanek, No – None Absent – Marshall Wright and Tom Maleck. Motion carried.**

#### **7. Antrim County Master Plan**

Al Luurtsema informed the Commission that all final “word smithing” must be to Joe by Monday January 15, 2007 by 9:00 am to get added in the plan before being sent out.

**Motion by Jill Barnard, supported by Joe Allen, to recommend the Board of Commissioners approve letting the Planning Commission send out the master plan to the surrounding communities, so they can review our work. Motion carried – unanimous.**

#### **8. Communication**

Joe handed out the planning and zoning news for this month.

#### **11. Public/Member Comment**

Al Martel spoke on asking townships if they are informing property owners about master plans that can affect their properties.

Jim Gurr spoke on a letter from Kent McNeil about county ordinances.

Terry Morris inquired about the planning law notice of intent process.

Barb Bradford spoke on Norwood Township and Elk Rapids Township’s plans and if we had the tools to help us review them.

Joe Allen spoke on generalized zoning and communities change.

Al Luurtsema spoke on the law as how it pertains to affecting other people.

Meeting adjourned at 8:55 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**February 6, 2007  
7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Barb Bradford, Jim Gurr, Alan Martel, Joe Allen, Tom Maleck, Laura Stanek, Al Luurtsema, Terry Morris, and Marshall Wright  
Members absent: Jill Barnard  
Advisory present: None  
Staff and others: Joe Meyers, Pete Garwood, Charlie Koop, Kent McNeil, Jerry Greene

**1. Meeting called to order** at 7:03 p.m. by Al Luurtsema.

**2. Public Comment**

Jerry Greene spoke on the Planning Commission.

**3. Minutes**

**Motion by Barb Bradford, supported by Terry Morris, to approve the January 9, 2007 minutes as presented. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

Barb Bradford indicated that she is a resident Kearney Township but felt that she had no conflict of interest.

**5. Kearney Township Zoning Ordinance**

Joe Meyers informed the Committee that after his review of the amendments, he felt that they had done a good job in becoming compliant to the new zoning enabling act.

Jim Gurr questioned the recent court cast in Kearney Township where a variance was over turned.

Al Martel stated that he would like to see the old sections and the new sections of the ordinance similar to the way the Microsoft Word “track changes” feature to help him review the ordinance better.

**Motion by Laura Stanek, supported by Marshall Wright, to recommend approval to the Kearney Township Board on their Zoning Ordinance Amendments. Motion carried – unanimous.**

## **6. Elk Rapids Master Plan**

Joe Meyers informed the Committee of his review and comments which included:

1. Commending Elk Rapids Township for using sound planning principles throughout the entire master plan.
2. Page 23 – the Northwest Michigan Council of Governments puts out an Asset Management pamphlet. This could be useful in your Transportation Section.
3. In reviewing their 1997 Master Plan, I feel that they have updated the document very nicely, expanded their goals, and made the document much easier to read.

Barb Bradford spoke on the need to incorporate new ideas into master plans.

Jim Gurr spoke on the shift away from the “norm” on Page 15, Goal 1, Objective B, by amending the zoning ordinance to allow open space development as the preferred use by right.

Barb Bradford recommended that a night sky portion and a underground utility lines portion be added to the master plan.

Al Martel spoke on some of the language used in the master plan. Al also spoke on the term rural character in regards to deer/car accidents.

Discussion ensued over infrastructure in regards to growth.

Al Martel spoke on how people look at master plans for zoning.

Tom Maleck indicated that we should have a section in our master plan helping Townships deal with different planning issues.

Barb Bradford indicated that she would have liked to receive section 2-11 of their zoning ordinance for review because it was referenced in their master plan.

Marshall Wright spoke on the future land use map.

**Motion by Marshall Wright, supported by Laura Stanek, to recommend approval of the Master Plan to the Elk Rapids Township Board with the suggestion that they look at adding a “night sky’s” and an underground utility line sections. Motion carried – unanimous.**

## **7. Norwood Township Land Use Plan**

Al Luurtsema spoke on the “Village of Norwood” and how it seemed that in certain areas the township would be permitting areas that the DEQ would be permitting.

Barb Bradford indicated that though “night sky’s” was a guiding principle, she would like to see more language throughout the plan.

Tom Maleck expressed concern on the liability of not having sidewalks in the Village of Norwood.

Joe Meyers presented his review of the plan which included:

1. Page 2-5 – Recommended using the age of 25 for the number of people not married but he felt that 15 was too young.

2. Page 2-8 – The population data in this chart are rounded down in all cases when some should be rounded up (i.e. Norwood Township).
3. Page 3-2 – The second sentence of the second paragraph that reads, “Unfortunately, it only takes one poorly placed or designed development or structure to disrupt a view corridor”, I would like to see this sentence reworded.
4. Page 3-3 – The Village of Norwood was founded 140 years ago. It is over 125 years old but I feel that 140 could be used.
5. Page 4-1 thru 4-8 – I would like to commend Norwood Township for using sound planning principles throughout this section (i.e. Agriculture Preservation and the Mixed Residential Sections).
6. Page 4-6 – The state park is named Fisherman’s Island State Park not Fisherman State Park.

Al Martel questioned how many non-conforming lots the plan would create if fully enacted.

**Motion by Tom Maleck, supported by Barb Bradford, thanking Norwood Township for allowing us to review the plan and recommended them to take under advisement adding more language for the night sky’s implementation step, look into adding an underground power line section, reviewing how many nonconforming lots the master plan would create if it would be fully enacted, and the Associate Planners recommendations including:**

1. **Page 2-5 – Recommended using the age of 25 for the number of people not married but he felt that 15 was too young.**
2. **Page 2-8 – The population data in this chart are rounded down in all cases when some should be rounded up (i.e. Norwood Township).**
3. **Page 3-2 – The second sentence of the second paragraph that reads, “Unfortunately, it only takes one poorly placed or designed development or structure to disrupt a view corridor”, I would like to see this sentence reworded.**
4. **Page 3-3 – The Village of Norwood was founded 140 years ago. It is over 125 years old but I feel that 140 could be used.**
5. **Page 4-1 thru 4-8 – I would like to commend Norwood Township for using sound planning principles throughout this section (i.e. Agriculture Preservation and the Mixed Residential Sections).**
6. **Page 4-6 – The state park is named Fisherman’s Island State Park not Fisherman State Park.**

**Motion carried – unanimous.**

## **8. Master Plan – Kent McNeil**

Kent McNeil spoke to the committee regarding the Antrim County Master Plan.

Kent spoke on how you cannot have a master plan without zoning.

Kent went through the master plan and questioned how we can enforce it.

Al Martel indicated that the master plan is to be used for guidance and nothing more.

Tom Maleck indicated that he would like this document to bring the community together not divide it.

Joe Allen indicated that the plan was a guide and general in nature.

**9. Master Plan**

Joe indicated that he felt that all of the local units of governments have received the master plan as of February 1, 2007.

Al Luurtsema indicated that he would like to have a special meeting to discuss the master plan on February 28, 2007 to discuss the master plan.

**10. Public/Member Comment**

Terry Morris spoke on how he would like to know the law in regards to the master plan.

Pete Garwood spoke on the tools that can be used from a master plan

Barb Bradford indicated that we are on the right track with the master plan.

Tom Maleck noted that he hopes everyone supports the master plan.

Al Martel indicated that we should call the document a General Plan.

Al Luurtsema spoke on the process of the master plan and the newspaper articles that he attached to the agendas. Al requested that the Coordinator/Planner's Office contact Emmet county in regards to the sexually oriented businesses.

Meeting adjourned at 9:35 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**SPECIAL MEETING**

**Minutes**

**February 28, 2007**

**7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Barb Bradford, Jim Gurr, Alan Martel (entered at 8:05), Joe Allen, Tom Maleck, Al Luurtsema, Terry Morris and Jill Barnard (entered at 7:30)  
Members absent: Joe Allen, Laura Stanek, and Marshall Wright  
Advisory present: None  
Staff and others: Joe Meyers, Pete Garwood, Kent McNeil, and Jerry Greene

**1. Meeting called to order** at 7:13 p.m. by Al Luurtsema. Due to a lack of a quorum, no official action could be taken.

**2. Public Comment**

Jerry Greene spoke on the Antrim Conservation District, trees in the 1800's, the Master Plan, and reading Attorney Generals opinions.

Kent McNeil spoke on farmland preservation, the master plan, chartered counties, and public input.

Tom Maleck spoke on unifying the public with calling the master plan a general plan.

Jill Barnard entered the meeting at 7:30 p.m. Since a quorum was present, official action can be taken.

Barb Bradford and Pete Garwood spoke on the visioning sessions and opinion surveys.

Jerry Greene left the meeting at 7:43 p.m.

Discussion ensued over chapter one of the master plan and how changing one large item (eg. the name of the document) could affect criticism. Discussion ensued over the future of the County.

**3. Minutes**

**Motion by Barb Bradford, supported by Tom Maleck, to approve the February 6, 2007 minutes as presented. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Master Plan**

Al Martel entered the meeting at 8:05 p.m.

Tom Maleck indicated that chapter one could be offensive to some people. Tom recommended that the Commission redraft the chapter for our next meeting.

Al Martel spoke on the Master Plan vs. General Plan. Al also indicated that private property owners contribute to wildlife and natural resources.

Jim Gurr spoke on changing the name of the master plan to a general plan or county plan.

Pete Garwood indicated that the staff would see if there are any reasons for the plan to be called a master plan as opposed to general plan or other name.

Terry Morris spoke on changing the name of the master plan.

Further discussion ensued over the name of the master plan.

Al Luurtsema indicated that he would go to the County Board of Commissioners to ask them what they would like the name of the plan to be.

Discussion ensued over public input.

**6. Correspondence**

Joe Meyers indicated that Emmet County was having a sexually oriented businesses workshop at the end of March.

**7. Public/Member Comment**

Tom Maleck indicated that he was happy to be a member of the Planning Commission.

Al Martel spoke on zoned and unzoned municipalities.

Jill Barnard thought the Commission “shined” tonight.

Jim Gurr spoke on “rural character” and zoning ordinance language.

Kent McNeil spoke on the Planning Commission

Meeting adjourned at 9:20 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**April 3, 2007  
7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Barb Bradford, Jim Gurr, Alan Martel, Joe Allen, Tom Maleck, Al Luurtsema, Jill Barnard, Laura Stanek, and Marshall Wright  
Members absent: Terry Morris  
Advisory present: None  
Staff and others: Joe Meyers and Kent McNeil

**1. Meeting called to order** at 7:00 p.m. by Al Luurtsema

**2. Public Comment**

Kent McNeil spoke on the County Master Plan and the Township's comments.

Joe Meyers informed the Commission of the packet he handed out to them and indicated what the contents were.

Al Luurtsema indicated that he attended the Sexually Oriented Businesses seminar put together by Emmet County and spoke on the information that was distributed to the Commission.

Discussion ensued over Charlie's letter to the Planning Commission regarding the Master Plan. Al Luurtsema indicated that the plan would be known as the Master Plan per our legal counsel's recommendation.

**3. Minutes**

**Motion by Jim Gurr, supported by Al Martel, to approve the February 28, 2007 minutes as amended. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Acme Township Master Plan Amendment**

Barb Bradford indicated that she looked at their old future land use map and in their new future land use map the border of Antrim County was the same.

Al Martel spoke on the proposed retail center in Whitewater Township.

**Motion by Tom Maleck, supported by Marshall Wright, to thank Acme Township for giving us the opportunity to review their master plan amendment and see no conflict with our proposed plan. Motion carried – unanimous.**

**6. Village of Ellsworth Master Plan**

Joe gave his review of the Master Plan (attached). Joe also indicated that table 2-5 was incorrect because the 2006 SEV of Agriculture land is still \$95,700 but it is on the payment in lieu of tax roll and not the ad valorem tax roll.

Tom Maleck indicated that on 5-4 the paragraph about road maintenance makes it sound like the Village takes care of the roads that the Road Commission maintains and it should be specified.

Barb Bradford indicated that she was impressed by the sections on the schools and the underground utilities. Barb also indicated that she was impressed by the forward thinking of the plan. Barb further indicated that she would like to see more contrast in colors in the land use map and the future land use map.

Discussion ensued that they would have liked to know how many residents of Ellsworth participated in the Community survey and wondered if it was time to conduct another survey.

**Motion by Tom Maleck, supported by Laura Stanek, to complement the Village of Ellsworth on their well done plan and see no inconsistencies with the proposed Antrim County Master Plan. Motion carried – unanimous.**

**7. Village of Elk Rapids Master Plan**

Joe gave his review of the master plan (attached).

Tom spoke on how much the Village of Elk Rapids has prospered over the last 25 years.

Al Martel indicated that he was impressed with the amount of different types of “residential” they allow for.

Jim Gurr indicated that they have done a good job in the past with planning and would like them to keep doing what they are doing.

Barb Bradford indicated that the text in their maps could be more legible. Barb also indicated that on page 6-15, Paragraph 3, sentence 2, there should be a “be” before Elk Rapids. Barb also indicated that on page 8-14, the Masons technical name is the Free and Accepted Masons. Barb also noted that the Sportsman Club has disbanded. Barb further noted that they had a very comprehensive soils section and appreciated the underground utilities.

**Motion by Barb Bradford, supported by Joe Allen, to compliment the Village of Elk Rapids on a comprehensive and complete master plan. Motion carried – unanimous.**

**8. Antrim County Master Plan**

Discussion ensued over the master plan.

Marshall Wright indicated that we need to set up our public hearing to have a date to work with.

The Committee set the date for the public hearing for Wednesday June 20, 2007 at 7:00 p.m.

Jim Gurr presented some text to go with Chapter 1 of the Master Plan.

Discussion ensued over Chapter 1.

**9. Correspondence**

None.

**10. Public/Member Comment**

Barb informed the Committee that the Soil Erosion Sub-committee has still not received the Soil Erosion Ordinance from legal counsel.

Tom informed the committee of an economic development proposal being sent to Washington DC.

Jim spoke on Planning and Zoning News and Property Rights and urged the Planning Commission to read their Planning and Zoning News.

Meeting adjourned at 9:08 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**May 1, 2007**  
**7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Jim Gurr, Alan Martel, Joe Allen, Tom Maleck, Al Luurtsema, Terry Morris, and Marshall Wright

Members absent: Laura Stanek, Barb Bradford, and Jill Barnard

Advisory present: Stan Moore

Staff and others: Joe Meyers, Pete Garwood, Doug Strain, and Scott Papineau

**1. Meeting called to order** at 7:05 p.m. by Al Luurtsema

**2. Public Comment**

None.

**3. Minutes**

**Motion by Marshall Wright, supported by Joe Allen, to approve the April 3, 2007 minutes as amended. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

Terry Morris indicated that the property owner involved with the Milton Township PUD amendment was a close friend of his. The Commission decided that there was no conflict.

**5. Torch Lake Township Zoning Ordinance Amendment**

Joe Meyers indicated that the amendments were to bring the zoning ordinance to compliance with the Michigan Zoning Enabling Act as well as adding a definition of a hotel as well as allowing for hunting on a game preserve. Joe indicated that their changes to the ordinance were clear and concise and felt it should be approved.

Marshall indicated that they were allowing for a 20 foot sign on a game preserve and thought that was very large.

Tom Maleck indicated that the sign portion of the ordinance might not be in compliance with the Billboard Act and indicated that they should check with the state police about the legality of their amendments.

**Motion by Marshall Wright, supported by Joe Allen to recommend the Torch Lake Township Board approve of the Zoning Ordinance amendments but would like them to make sure that the sign portion of their ordinance is in compliance with all state rules and regulations. Motion carried – unanimous.**

**6. Banks Township Zoning Map Amendment**

Discussion ensued over the Banks Township rezoning request and the future land use. Joe indicated that some people at the Township indicated that it would be spot zoning but felt that because it was contiguous to residential it would not be.

Discussion ensued over the small portion of land that would be agriculture surrounded by the rezoned residential.

**Motion by Tom Maleck, supported by Terry Morris, to recommend that Banks Township approve the rezoning request but would recommend changing their master plan to reflect this decision. Motion carried – unanimous.**

**7. Milton Township**

Discussion ensued over the PUD proposal.

**Motion by Alan Martel, supported by Tom Maleck, to recommend Milton Township approve the change in the PUD. Motion carried – unanimous.**

**8. Grand Traverse County Master Plan Amendment**

Discussion ensued over the Grand Traverse County Master Plan Amendment.

Joe indicated that they were very comprehensive and thorough.

Marshall Wright inquired about their trails section and how Antrim County plays a part in that.

Tom spoke on the federal trails grant for Congestion Mitigation and Air Quality.

Discussion ensued over trails.

**Motion by Marshall Wright, supported by Joe Allen, to recommend approval of the Grand Traverse County Master Plan amendment and inform them they did a good job. Motion carried – unanimous.**

**9. Antrim County Master Plan**

Al Luurtsema asked the Committee about the Antrim County Airport.

Discussion ensued over the master plan, the transportation section, and how the internet can be utilized with the plan.

Joe Meyers presented the memo he wrote to the Planning Commission. Discussion ensued over the recommendations of the surrounding municipalities. The Committee responded to the recommendations and Joe indicated that if they had any other questions to please contact him prior to the next meeting.

**10. Correspondence**

None.

**11. Public/Member Comment**

Tom Maleck spoke on the July meeting and how it will fall on the day before the fourth of July. The Commission moved their July meeting to July 10, 2007.

Al Martel spoke on the DEQ report indicating that Torch Lake, Clam Lake, and Lake Bellaire are extremely clean.

Jim Gurr spoke on the Soil Erosion Ordinance and the lack of progress.

Meeting adjourned at 8:55 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**June 5, 2007  
7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Jim Gurr, Alan Martel, Joe Allen, Al Luurtsema, Laura Stanek, Barb Bradford, and Jill Barnard  
Members absent: Terry Morris, Tom Maleck, and Marshall Wright  
Advisory present: Stan Moore  
Staff and others: Joe Meyers, Pete Garwood, Doug Strang, and Joe Merillat

**1. Meeting called to order** at 7:01 p.m. by Al Luurtsema

**2. Public Comment**

None.

**3. Minutes**

**Motion by Jim Gurr, supported by Joe Allen, to approve the May 1, 2007 minutes as amended. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Milton Township Zoning Ordinance Amendments**

Joe Meyers indicated that Milton was looking to rezone a parcel on Torch Lake from agriculture to PUD. Joe indicated that it seemed consistent with their plan and he recommended approval.

Doug Strang explained the development to the Planning Commission.

Discussion ensued over the rezoning, boat dock, and the grade of the road.

**Motion by Barb Bradford, supported by Alan Martel, to recommend Milton Township approve the amendment to the zoning map. Motion carried – unanimous.**

Joe indicated that they wished to add private cemeteries as a special use to their agriculture district. Joe also indicated that townships were required by law to allow them.

Joe Merillat from Milton Township Planning Commission informed the Commission of why they were allowing them and some of the difficulties they faced prior to completing this amendment.

Discussion ensued over private cemeteries.

**Motion by Laura Stanek, supported by Jill Barnard, to recommend Milton Township approve the zoning ordinance amendment 07-01. Motion carried – unanimous.**

**6. Kearney Township Zoning Ordinance Amendment**

Joe indicated that he reviewed the ordinance amendment and indicated that he saw no problem with the amendment but also indicated that he did not have a copy of their master plan.

Barb Bradford gave a history of the property and indicated that she felt that it was spot zoning.

Discussion ensued over the manufacturing district.

**Motion by Jim Gurr, supported by Joe Allen, to inform Kearney Township that we do not have enough information in this rezoning to give a proper review. In the future, it would be helpful to have a copy of their master plan, future land use map, and the justification for the rezoning. Motion carried – unanimous.**

**7. Antrim County Master Plan**

Joe informed the Commission of the continued efforts on the master plan.

Barb inquired about including “safe harbors” in the master plan. Barb also spoke on the Soil Erosion, Stormwater and Sedimentation Control Ordinance; the attempted recall of Charlie Koop; and the elimination of Townships.

Discussion ensued over Townships.

**Motion by Jim Gurr, supported by Barb Bradford, to inform the Board of Commissioners that the Planning Commission spends a good deal of time working with Townships in respect to planning and urges the Board of Commissioners to pass a resolution to support Townships as a whole and pass a resolution indicating that. Motion carried – unanimous.**

**8. Correspondence**

None.

**9. Public/Member Comment**

None.

Meeting adjourned at 8:15 p.m.

**Submitted and Approved**

Alan Martel, Secretary     Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**July 10, 2007**

**7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Jim Gurr, Alan Martel, Joe Allen, Al Luurtsema, Laura Stanek, Barb Bradford, Jill Barnard, Terry Morris, Tom Maleck, and Marshall Wright

Members absent: None

Advisory present: Stan Moore

Staff and others: Joe Meyers, Mary Cooper, Jane White, Clara Arvizu, David Arvizu, Sarina Smith, Chris White, and Richard Steel

**1. Meeting called to order** at 7:15 p.m. by Al Luurtsema

**2. Public Comment**

Jane White spoke against the proposed Elk Rapids Township Zoning Ordinance Amendments and how it would affect her property, especially the 150-foot setback.

Clara Arvizu spoke on the Elk Rapids Township Zoning Amendment and felt that they did not think this through that well.

Chris White indicated that this would affect his property because a portion of his property is zoned commercial.

Mary Cooper indicated that this amendment would create a lot of non conforming lots and the Zoning Board of Appeals does not normally give variances.

David Arvizu spoke on a meeting in Traverse City many years ago and how this amendment compares to that meeting.

**3. Minutes**

**Motion by Barb Bradford, supported by Jill Barnard, to approve the June 5, 2007 minutes as presented. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Kearney Township Zoning Map Amendment**

Joe Meyers indicated that Kearney Township is looking to rezone a few properties in the Shanty Creek area from Commercial to Resort Residential.

Barb Bradford indicated that she thought that it was spot zoning and indicated that we did not have a copy of their master plan so it made it difficult to review.

Joe indicated that this was not spot zoning because it is adjacent to Resort Residential.

**Motion by Al Martel, supported by Marshall Wright, to recommend Kearney Township approve the rezoning request. Motion carried – unanimous.**

Jill Barnard commended the Townships for speaking with the property owners before rezoning their property.

#### **6. Elk Rapids Township Zoning Ordinance Amendments**

Joe indicated that after re-reviewing the ordinance to address the public's concerns, he was a bit confused with what they had sent us.

Al Martel indicated that most Planning Commissions do not speak to the public before trying to adopt such ordinances. Al further indicated that they should do an impact study on all affected property owners to see what effect this would have on them.

Jim Gurr spoke on the consequences of adopting this ordinance.

Tom Maleck expressed concerns on enforcement parking on US-31.

**Motion by Laura Stanek, supported by Joe Allen, to recommend DENIAL of Elk Rapids Township Zoning Amendment 2007-03 and recommend they do an impact study on the affected property owners. Motion carried – unanimous.**

Discussion ensued over Ordinance number 2007 1 and 2.

**Motion by Laura Stanek, supported by Marshall Wright, to recommend Elk Rapids Township approve Zoning Ordinance Amendments 1 and 2 of 2007. Motion carried – unanimous.**

#### **7. Alba Deep Injection Well**

Barb Bradford spoke on the injection well. She presented the Commission with a letter that she sent to the EPA. She indicated that she would like a letter sent to all surrounding counties, townships and municipalities in the region to hopefully get support to stop the installing of this well.

Jim Gurr indicated that there could be uncapped exploratory wells in the area.

Discussion ensued over the ground water contamination in Mancelona.

**Motion by Jim Gurr, supported by Al Martel, to request a Planning Commissioner work with Star Township to draft a letter and sample letter to be sent to all effected parties in the region to address all of the concerns concerning the deep injection wells. Motion carried – unanimous.**

#### **8. Correspondence**

Joe handed out the updated sections of the master plan and indicated that there were two trainings that were coming, up set up by the NWMCOG.

#### **9. Public/Member Comment**

Tom Maleck indicated that he was working on a federal grant to hopefully bring jobs to the area.

Jim Gurr spoke on transportation issues.

Terry Smith thanked Barb Bradford and Jim Gurr for their help on the deep injection well.

Meeting adjourned at 9:33 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**August 7, 2007  
7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Jim Gurr, Alan Martel, Joe Allen, Al Luurtsema, Laura Stanek, Barb Bradford, Jill Barnard, Tom Maleck, and Marshall Wright

Members absent: Terry Morris

Advisory present: None

Staff and others: Rolland Kotz, Linda Gallagher, and Jeff Cullen

**1. Meeting called to order** at 7:03 p.m. by Al Luurtsema.

**2. Public Comment**

None.

**3. Minutes**

**Motion by Barb Bradford, supported by Jim Gurr, to approve the July 10, 2007 minutes as presented. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Milton Township Re-zoning Request**

Joe Meyers handed out a map to help the Commission understand the requests.

Discussion ensued over the ordinance 07-05 and 07-06.

Marshall Wright indicated that he would like to see the properties along Birch Lake Road be turned back to Residential/Agriculture with only a small access to the Manufacturing district.

Discussion ensued over the amendments.

**Motion by Marshall Wright, supported by Barb Bradford, to recommend Milton Township approve of Ordinance 07-05, but recommend that the Township work to further minimize the Manufacturing district along Birch Lake Road. Motion carried – unanimous.**

**Motion by Laura Stanek, supported by Marshall Wright, to recommend Milton Township approve of Ordinance 07-06 as presented. Motion carried – unanimous.**

## **6. Kearney Township Zoning Ordinance Amendments**

Jeff Cullen, Kearney Township resident, indicated that he would like us to recommend the Township require setbacks from environmentally sensitive sites on the amendments. He indicated setbacks would be compatible with the DEQ standards. Jeff also indicated that he is talking to appraisers to get an idea if and how much this land use would alter his property values. Mr. Cullen stated that he was not in favor of the ordinance amendment.

Linda Gallagher, Kearney Township resident, spoke on the law, and how the property owner in question broke the law and then flaunted it to the Township. Linda also discussed the problems with Finch Creek on the west side of the property, and how it is a state designated trout stream that has suffered due to the county road but keeping horses on the property definitely would not help to revive the creek. Linda stated that she was not in favor of the proposed ordinance amendment.

Rolland Kotz, Kearney Township Planning Commission Chair, spoke on the history of the Township Zoning Ordinance.

Discussion ensued over the Canniff property and the circuit court decision.

Jeff Cullen spoke on the history of the Canniff property.

Barb Bradford, Kearney Township resident, spoke on the Kearney Township Zoning Ordinance and the letters from the attorneys regarding this amendment. Barb also felt like this is going to redo an entire ordinance for one person. Ms. Bradford stated that she was not in favor of the proposed ordinance amendment.

Jim Gurr spoke on the size of the lot and how he would not like to see it cut up into smaller lots.

Laura Stanek spoke on how the industry standard is 1 horse per 5 acres to make sure the horse has enough room and to make sure that there is not over usage of the land. Laura indicated that because of this she felt that it was a mistake and they should reevaluate their formula. Laura also indicated that it was a mistake to change to the zoning ordinance to fit one person.

Discussion ensued over the Canniff property.

Barb Bradford spoke on the different issues involved with a horse stable.

Al Martel spoke on the issue of the density of horses but felt that horses were a pet and they should reevaluate the ordinance.

Jill spoke on the business plan for the stable and felt that this was turning into a commercial operation.

Rolland Kotz spoke on the problems with the zoning ordinance and how they are trying to correct them.

Jim Gurr indicated that the Township should take into consideration the density of the animals and potential setbacks.

Discussion ensued over the Right to Farm Act and property rights and whether or not this would apply to this situation.

Joe Allen spoke on how the person in question regarding the ordinance broke the law.

Marshall Wright spoke on neighbor property rights, the density of the animals and environmental protection.

Al Martel spoke on the phosphates in animal excrement.

Tom Maleck spoke on how we should not support this amendment because we did not support a similar amendment in Torch Lake Township.

Barb Bradford spoke on the real amount of grazing land for the animals (although there is 12 acres much of it is used for housing out buildings, etc. leaving substantially less than 12 acres for grazing).

**Motion by Jim Gurr, supported by Al Martel to recommend approval of Kearney Township's Zoning Ordinance amendment 5 of 2007 with the condition that they address the issues of setbacks, animal density, and the environmental concerns. Motion FAILED – Yes: Al Martel, Jim Gurr, and Jill Barnard; No: Al Luurtsema, Tom Maleck, Joe Allen, Barb Bradford, Laura Stanek, Marshall Wright; Absent: Terry Morris.**

**Motion by Marshall Wright , supported by Al Martel to recommend denial of Kearney Townships Ordinance 5 of 2007 due to concerns of density not being adequate, concerns of the real amount of grazing land and environmental considerations.**

Tom Maleck spoke on how he felt that this was a zoning change to the ordinance for just one person and felt that this was not right.

Discussion ensued over the amendment.

**Motion carried – Yes: Al Luurtsema, Al Martel, Jill Barnard, Barb Bradford, Laura Stanek, Marshall Wright; No: Tom Maleck, Joe Allen, and Jim Gurr; Absent: Terry Morris.**

Tom thanked the people who attended our meeting.

#### **7. Recall of Charlie Koop**

Barb Bradford indicated that she felt that the Planning Commission should write a letter to the newspaper in support of the prosecutor Charlie Koop who is the subject of recent recall efforts.

Discussion ensued over Mr. Koop.

**Motion by Barb Bradford, supported by Marshall Wright to write a letter supporting the prosecutor in wake of the recall that has been started over a memo to the Planning Commission.**

Discussion ensued over why the memo was written and what it entailed.

**Motion rescinded.**

#### **8. Correspondence to Star Township**

Laura Stanek thanked the people who took the time to write the memo in regards to the injection well proposed for Star Township.

#### **9. Public/Member Comment**

Barb asked if the Commission could purchase plat books for every member for reference. Staff was directed to look into the budget and see if we had enough or if we needed to go to the Finance Committee to get the money. This issue will be addressed next month.

Marshall Wright spoke on how he wanted to attend the MAP Conference in October.

Joe Allen spoke on how we appreciate the Chair for his work.

Jim Gurr spoke on the letter regarding the injection well in Star Township.

Meeting adjourned at 9:20 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**September 4, 2007  
7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Jim Gurr, Alan Martel, Joe Allen, Al Luurtsema, Laura Stanek, Barb Bradford, Jill Barnard, Tom Maleck, Terry Morris, and Marshall Wright

Members absent: None

Advisory present: Stan Moore

Staff and others: Joe Meyers, Pete Garwood, Bob Bagley, and Norton Bretz

**1. Meeting called to order** at 7:00 p.m. by Al Luurtsema.

**2. Public Comment**

None.

**3. Minutes**

**Motion by Jim Gurr, supported by Barb Bradford, to approve the August 7, 2007 minutes as presented. Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Milton Township Re-zoning Request**

Jill Barnard spoke on the amendments and indicated that she felt like this was a step in the right direction.

Jim Gurr spoke on this same issue in Helena Township and the problems that they faced with the combination of lots.

Barb Bradford spoke on similar issues that Kearney Township faced.

Joe Meyers indicated that they would be moving from a non-conforming to another non-conforming use but the use is more compatible to their master plan.

**Motion by Jim Gurr, supported by Joe Allen, to recommend the Township approve the Zoning Ordinance amendment, and commend them on trying to right some wrongs. Motion carried – unanimous.**

Discussion ensued over the size of cottages and the different generations.

Al Martel spoke on Torch Lake Township and issues of water quality.

**6. Water Quality**

Norton Bretz gave a presentation on water quality.

Discussion ensued over adding a summary on their findings in our master plan. The Commission decided to add this on their first revision.

**7. Master Plan**

Discussion ensued over the master plan.

The Commission went through the chapters that had been revised.

**Motion by Barb Bradford, supported by Tom Maleck, to send the Board of Commissioners the final Master Plan (attached) for their review. Motion carried – unanimous.**

**8. Correspondence**

None.

**9. Public/Member Comment**

Tom Maleck spoke on the American Competitive Initiative.

Jim Gurr spoke on the Michigan Association of Planning and going to conferences.

Alan Martel spoke on updating the plan and informed the Committee of the progress of the Soil Erosion Committee. Al also spoke on the Open Meetings Act and Torch Lake Township.

Barb Bradford thanked the Commission for allowing her to go to the Open Meetings Act training and spoke on the various matters section on many agendas.

Marshall Wright spoke on his absence for the next 4 meetings.

Al Luurtsema spoke on his disappointment of the two trainings he went to and a book on the Open Meetings Act he received from Elk Rapids Township.

Jim Gurr spoke on public hearings and the requirements of the minutes.

Meeting adjourned at 9:40 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard  
Joe Allen  
Barbara Bradford

**Al Luurtsema, Chairman**  
Tom Maleck, Vice-Chair  
Alan Martel, Secretary  
Terry Morris

Jim Gurr  
Laura Stanek  
Marshall Wright

**Minutes**

**October 2, 2007  
7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members present: Jim Gurr, Alan Martel, Joe Allen, Al Luurtsema, Tom Maleck, and Terry Morris  
Members absent: Laura Stanek, Barb Bradford, Jill Barnard and Marshall Wright  
Advisory present: Stan Moore  
Staff and others: Joe Meyers and Pete Garwood  
Audience present: Leslie Meyers

**1. Meeting called to order** at 7:20 p.m. by Al Luurtsema.

**2. Public Comment**

None.

**3. Minutes**

**Motion by Joe Allen, supported by Jim Gurr, to approve the September 4 minutes as presented.  
Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Torch Lake Township Zoning Ordinance Amendment**

Joe apologized for not having the Ordinance in the Planning Commissioners packet.

Discussion ensued over the number of boats that the Township is allowing.

Discussion ensued over the changes that their Planning Commission made to the ordinance to make sure they were incorporated in what we received.

Al Martel spoke on the current practice of funneling in certain neighborhoods and how this ordinance would affect them.

Discussion ensued over the ordinance and the differences between Torch Lake and Lake Michigan and how issues that face Lake Michigan do not really apply to Torch Lake.

Discussion ensued over the Antrim County Planning Commission's role in addressing this matter.

**Motion by Tom Maleck, supported by Joe Allen, to recommend Torch Lake Township deny the Zoning Ordinance amendment because it goes well beyond the spirit of the of the Antrim County Master Plan, it impacts commercial property and this issue has high potential for litigation. In addition, we have doubts that you can regulate the great lakes and if so this ordinance would be awkward to apply it to Lake Michigan.**

Discussion ensued over the number of boats allowed by the ordinance.

Alan Martel spoke on how the township needs to investigate the issues before they start with amending ordinance.

Leslie Meyers spoke on issues of water quality and how the ends don't justify the means on ordinances like this.

Jim Gurr spoke on disagreeing neighbors.

**Motion carried – unanimous.**

#### **6. Master Plan**

Tom Maleck congratulated the planning Commission on the hard work they have put into the master plan. He also spoke on non-conforming lots and how we have no section on the public's right to a referendum to appeal zoning decisions. In addition, he talked about the need to discuss future upgrades to the Master Plan.

Discussion ensued over referendums and zoned vs. un-zoned townships.

#### **7. Correspondence**

Joe Meyers informed the Committee of the Grand Vision planning process that evolved from the Land Use and Transportation Study.

#### **8. Public/Member Comment**

Al Martel spoke on the Elk Rapids Master Plan and the impacts of a 150 ft. buffer.

Jim Gurr spoke on the Michigan Land Use Institute and the Saugatuck dunes project development.

Joe Allen spoke on Reverse Condemnation and the Right-of-Way in regards to billboards.

Pete Garwood spoke on the Master Plan and thanked the Planning Commission and Joe for all of their hard work.

Al Luurtsema spoke on the soil erosion ordinance.

Jim Gurr spoke on the Michigan Association of Planning conference.

Meeting adjourned at 8:45 p.m.

**Submitted and Approved**

Alan Martel, Secretary     Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard

**Al Luurtsema, Chairman**

Jim Gurr

Joe Allen

Tom Maleck, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Terry Morris

**Minutes**

**November 8, 2007**

**7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members Present: Jim Gurr, Alan Martel, Joe Allen, Al Luurtsema, Tom Maleck, Terry Morris  
Laura Stanek, Barb Bradford, and Jill Barnard

Members Absent: Marshall Wright

Advisory Present: None

Staff and Others: Joe Meyers and Pete Garwood

Audience Present: None

**1. Meeting called to order at 7:03 p.m. by Al Luurtsema.**

**2. Public Comment**

None.

**3. Minutes**

**Motion by Joe Allen, supported by Jim Gurr, to approve the October 2, 2007 minutes as amended.  
Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Banks Township Zoning Ordinance Amendments**

Discussion ensued over the three zoning ordinance amendments.

The Commission discussed article IV Section 4.02 – Non-conformities. Discussion ensued over nonconforming uses.

Barb Bradford spoke on the implications of not enforcing zoning ordinances.

Tom Maleck spoke on selective enforcement.

The Commission discussed Article IV Section 4.24 Sub-Section 3 and 4. The Committee believes that this was a well written amendment.

The Commission discussed Article IV Section 4.25.

Barb spoke on requiring the trailer to be tied into a sewer system.

Discussion ensued over how the controls might be a problem for some people.

Discussion ensued over the legal definition of a mobile home.

Tom indicated that they might want to address all utilities and not just sewer.

Alan Martel inquired about the issue regarding a second house on one parcel of property.

**Motion by Jim Gurr, supported by Tom Maleck to recommend approval of the changes to the Banks Township Zoning Ordinance as presented on November 6, 2007; because we understand the rationale behind the amendments and feel that they are addressing the needs of their township residents. Motion carried – unanimous.**

## **6. Enclosures**

Al Luurtsema spoke on the training “28 Ways to Stay Out of Court”. Barb, Alan, Jim and Al would like to attend on December 4, 2004. Discussion ensued over our December meeting with 4 members attending training on the day of our meeting. The Commission decided to change the date of our December meeting to December 1, 2007.

## **7. Planning Commission Discussion**

Alan spoke on how he would have liked to have been notified when the Board of Commissioners was going to pass the Master Plan. He also indicated that he felt that we should chart the course of the Master Plan update.

Barb and Al also indicated that we should chart the update of the Master Plan.

The commission discussed the plans for the update and the Committee thought that we should structure the update over the next few years.

Jim spoke on the opposition of the Master Plan and the need to address these issues, as needed.

Discussion ensued over the usefulness of the Master Plan.

Barb spoke on the different sections of the Master Plan with emphasis on the Natural Resources and Environment section.

Pete Garwood spoke on creating a commission to “hash out” the master plan.

Al spoke on budget and the expenses vs. revenues.

Discussion ensued over the meeting dates on election days.

**8. Public/Member Comment**

Terry Morris spoke on letting the Master Plan rest for a while then review and update it methodically.

Pete spoke on potentially creating a blog for the master plan.

Barb spoke on pumping carbon dioxide in the ground in Northern Michigan and that we should discuss this at the next meeting. Al Lurtsema indicated that we would give this issue 15 minutes next month.

Tom spoke on NIMBYism.

Meeting adjourned at 8:47 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission

County of Antrim  
**PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Jim Gurr

Joe Allen

Tom Maleck, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Terry Morris

**Minutes**

**December 11, 2007**

**7:00 p.m.**

Antrim County Building - Board of Commissioners Room

Members Present: Jim Gurr, Alan Martel, Joe Allen, Al Luurtsema, Tom Maleck, Barb Bradford, and Jill Barnard  
Members Absent: Terry Morris, Laura Stanek, and Marshall Wright  
Advisory Present: None  
Staff and Others: Joe Meyers and Pete Garwood  
Audience Present: None

**1. Meeting called to order at 7:01 p.m. by Al Luurtsema.**

**2. Public Comment**

None.

**3. Minutes**

**Motion by Jim Gurr, supported by Jill Barnard, to approve the November 8, 2007 minutes as amended.**

Discussion ensued over taking minutes and how they are not detailed enough. Further discussion ensued over posting of the minutes on the internet.

Tom Maleck spoke on how MDOT hired a stenographer to record the minutes.

Alan Martel spoke on the Torch Lake Township Master Plan as it refers to funneling and the paper chase to figure out the intent.

**Motion carried – unanimous.**

**4. Conflict of Interest Disclosure**

None.

**5. Milton Township Zoning Ordinance Amendments**

Joe Meyers spoke on how they addressed the community's needs and they are now allowing the property owners to have additional boats on the lakes.

Barb Bradford asked if the township could put page numbers on the study because it would make it easier to flip through. Barb also indicated the packet was cumbersome and hard to follow.

Jill Barnard thought that the language in the packet was unclear.

Jim Gurr addressed the issue of the packet and how it is confusing, but he likes that it gives more access to property owners and boaters.

Alan spoke on this issue as one of the problems with planning commissions in general, in regards to addressing the public's needs in their zoning ordinances. Alan also spoke on how he liked the survey they produced and appreciated the good data. He also liked increasing the number of boats property owners could have.

**Motion by Joe Allen, supported by Tom Maleck, to recommend approval of Milton Township ordinance 07-08 and commend them for their thorough effort in all aspects of creating their ordinance. Motion carried – Yea 6, Nay 1 (Bradford)**

## **6. Elk Rapids Zoning Ordinance Amendments**

The Commission discussed Ordinance 2007-05

Barb Bradford discussed the night sky's portion of the ordinance and commended them for creating this amendment and also indicated that she liked their drawings.

Joe Meyers spoke on how this ordinance is well written and necessary.

Alan Martel discussed the diagram and that it helps the planning Commission understand the objective.

**Motion by Barb Bradford, supported by Jill Barnard recommend approval of Elk Rapids Ordinance 2007-05 and commend them on adopting a “night sky’s” ordinance. Motion carried – unanimous.**

The Commission discussed ordinance 2007-04

**Motion by Barb Bradford, supported by Joe Allen to recommend approval of the Elk Rapids Ordinance 2007-04.**

Tom felt that maybe the word “may” should to be replaced with the word “shall”.

The Commission indicated that they believed there should be set standards for these facilities.

**Motion rescinded.**

**Motion by Tom Maleck, supported by Barb Bradford to recommend denial of ordinance 2007-04 because we feel that the word “may” in the sentence “*may be permitted upon approval*” should be shall, as we feel that there should be a set of standards in which decisions are made. In addition, we would like to know why a septage treatment facility is not being allowed in an industrial park. Motion carried – unanimous.**

## **7. Carbon Dioxide Injection.**

Barb Bradford discussed the handouts she dispersed at the beginning of the meeting.

Tom Maleck discussed the benefits of carbon dioxide injection for the economy of northern michigan because it could make it us a green energy producer.

Discussion ensued over green energy and carbon sequestration.

Barb discussed creating a committee consisting of 12 counties to talk about issues such as this.

Tom spoke on NIMBYism and how issues like this create controversies.

Jim Gurr spoke on getting the NLEA involved

Al Luurtsema asked the Coordinator/Planner's office and Joe Allen to speak with the NLEA to see if they can get involved.

Discussion ensued over Carbon Injection.

Barb indicated that she wants to be proactive instead of reactive in major issues.

The Commission indicated they would like to discuss this at their January meeting.

**8. Public/Member Comment**

Barb Wished everyone a Merry Christmas.

Al Luurtsema indicated that he felt like we had a great year and he believes that the Board of Commissioners feels that we have done a good job.

Joe Allen congratulated the Planning Commission on there hard work.

Jim Gurr spoke on the Master Plan and said God Bless Everyone.

Alan Martel spoke on a town meeting at Torch Lake Township Hall with 40 people. He also spoke on the furniture bids for the townships hall. Al also discussed how zoning and manufacturing relate because the buildings are not desirable, but they create jobs. Al also gave an update on the Soil Erosion Ordinance.

Meeting adjourned at 8:48 p.m.

**Submitted and Approved**

Alan Martel, Secretary    Date:  
Antrim County Planning Commission