

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

January 8, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

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

▪ Chairperson

Mr. Garwood opened the floor for nominations for Chairperson.

Joe Allen nominated Al Luurtsema for chairperson of the Planning Commission.

Motion by Jill Barnard, supported by Barb Bradford, to close nominations and cast a unanimous ballot for Al Luurtsema for Chairperson of the Planning Commission.

Motion carried – unanimous.

▪ Vice Chairperson

Jim Gurr nominated Tom Maleck for Vice Chairperson.

Motion by Barb Bradford, supported by Laura Stanek, 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. Motion carried – unanimous.

▪ Secretary

Jim Gurr 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. Public Comment

None.

4. Minutes

Motion by Joe Allen, supported by Jim Gurr, to approve the December 11, 2007 minutes as amended. Motion carried – unanimous.

5. Conflict of Interest Disclosure

None.

6. Milton Township Zoning Ordinance Amendments

Discussion ensued over the amendment and how it appears to be spot zoning.

Barb discussed the errors on the map and the history of the property. She also discussed how the language could be changed in the manufacturing district to be able to fix boats if the township chooses.

Jim spoke on how, due to previous experience, Milton Township likes to make sure they know the potential issues with rezoning proprieties.

Jim spoke on how they are accurate in not accepting this rezoning request.

**Motion by Jim Gurr, supported by Joe Allen, to support the Milton Township Planning Commission in denying the rezone from Manufacturing to Commercial.
Motion carried –unanimous.**

7. Carbon Dioxide Injection.

Barb asked if the public was ever notified of a hearing for the injection of carbon dioxide. Barb inquired about permitting of carbon dioxide injection and if universities need to obtain a permit to inject substances. Barb also spoke on oil and gas wells, reading an article in Parade Magazine. Barb added that she had been in contact with Mary Ann Heideman, MSUE Regional Educator, regarding regional cooperation.

Discussion ensued over carbon injection and what we currently know. Barb spoke on how many wells Antrim County currently has. Discussion ensued over historic wells in Antrim County and Northwest Michigan.

Discussion ensued over oil and gas regulations.

Barb discussed putting together a group of counties in Northern Michigan to group thoughts and find proactive ways to discuss certain issues.

Al Luurtsema spoke on how we need to get information on the certain issues before we act in any way.

Discussion ensued over contacting the author of the article we have been discussing.

Al Luurtsema asked Barb to research the issue and contact the author David Barnes and Western Michigan University regarding Carbon Dioxide injection.

Discussion ensued over the process of permitting wells.

Al appointed Jim Gurr to get information on wells.

Laurie spoke on how some oil and gas companies don't follow the rules and how we should be Concerned about these issues.

Discussion ensued over Antrim Shale and the Article by Tim McClurg.

8. Various Matters

Jim spoke on the Soil Erosion Ordinance Subcommittee and the ordinance.

Jim spoke on the Grand Vision Process and the money they are asking to complete the study.

Discussion ensued over the grand vision process.

Jim and Barb spoke on the process of redrafting the ordinance.

Joe Allen left the meeting at 8:15 pm. Due to a lack of a quorum, no official action could be taken.

Jim would like to create a post card to inform the people we initially notified when the redrafting of the ordinance process started.

Al Luurtsema indicated that the next meeting will be on the first Tuesday of February in 2008.

Discussion ensued over the grand vision and what kind of study the county will obtain.

Discussion ensued over the dollar amount for \$6,000 to the Grand Vision.

Joe Meyers indicated that Forest Home Township is starting to plan.

Barb would like to request NLEA come to our meeting to inform the Planning Commission of what they are doing in Antrim County.

9. Public/Member Comment

Jim indicated that Al Martel wanted to thank the Soil Erosion Sub-committee for all of the work on the Soil Erosion Ordinance.

The Commission spoke on the Alba Injection Well.

Al Luurtsema thanked the Sub-committee for the Soil Erosion Ordinance.

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

February 5, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

Members Absent: Alan Martel

Advisory Present: None

Staff and Others: Joe Meyers and Pete Garwood

Audience Present: None

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

2. Public Comment

None.

3. Minutes

Discussion ensued over corrections to the minutes.

Motion by Barb Bradford, supported by Joe Allen, to approve the January 8, 2008 minutes as amended. Motion carried – unanimous.

4. Soil Erosion Ordinance

Al Luurtsema spoke on how the Board of Commissioners would be having a public hearing on February 14, 2008 at 9:45.

Joe Meyers informed the Committee of the public notice regarding the Soil Erosion Public Hearing.

Jim Gurr indicated that he endorses the ordinance.

Barb Bradford spoke on all the hard work and the diligence that the committee put towards working on this ordinance.

Discussion ensued over the ordinance as a whole and the changes that were made.

Joe Allen inquired about the interpretation of the agriculture section in ordinance.

Marshall inquired about mining being excluded.

The Committee discussed what was different from the ordinance and Part 91 of state law.

Jill complimented the Committee on all of their hard work.

Discussion ensued over what beach nourishment was.

Barb thanked Al Martel and Heidi Lang for all their hard work.

Motion by Terry Morris, supported by Jill Barnard to recommend the Board of Commissioners approve the Soil Erosion Ordinance, with the following changes:

- 1. Deletion of Section 3-204.3 (Post holes for fencing, decks, utility posts, mailboxes, or similar applications, if no additional grading or earth change occurs of the post holes) because it is a duplicate.**
- 2. Changing of 3-204 to read “A residential property owner who causes the following activities to be conducted on the individual property owned and occupied by him or her, if the earth change activities do not result in or contribute to soil erosion or sedimentation of the waters of the state, a discharge offsite, a discharge of stormwater at a different location, and/or at a great velocity do NOT require a permit. Such activities include:**

Motion carried Unanimous.

5. Various Matters

Barb Bradford spoke on how Kearney Township might be attending our next meeting to speak with NLEA.

Al Luurtsema asked Jill Barnard to give a presentation on Solid Waste and Recycling. Jill will discuss this further with Joe Meyers and they will report back to the Planning Commission.

Barb would like to have a regional discussion regarding issues involving Northern Michigan.

The Planning Commission would like a copy of all correspondence sent to townships.

9. Public/Member Comment

Joe Allen spoke on the good job the Soil Erosion Committee did on the Soil Erosion Ordinance.

Tom Maleck spoke on the USAID Program and what he would like to see the county do. Discussion ensued over the program.

Al Luurtsema spoke on the amount of mortgage foreclosures throughout the county.

Barb asked the Planning Commission to write a letter to Wal-mart and Meijer asking them to look at Antrim County as a store location.

Jim Gurr did research on historic wells in Antrim County and discussed his findings. He also spoke on how Elk Rapids Township responded to our correspondence regarding their Zoning Ordinance.

Jill Barnard returned to the Wal-mart/Meijer discussion and said she would not like her name associated with inviting them to Antrim County. Jill also spoke on how challenging taking the Planning Commission minutes are.

Terry Morris spoke on how important it would be to have someone (part-time secretary) take the minutes at each meeting.

Pete Garwood spoke on the planning commission minutes. He also discussed the Alba Injection Well and the NLEA.

Discussion ensued over the USAID.

Barb spoke again on inviting Wal-mart and Meijer to Antrim County.

Discussion ensued over Big Box Developments (Wal-mart & Meijer).

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

March 4, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

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

2. Public Comment

None.

3. Minutes

Discussion ensued over corrections to the minutes.

**Motion by Marshall, supported by Jill, to approve the February 5, 2008 minutes as amended.
Motion carried – unanimous.**

4. Northern Lakes Economic Alliance

Sheri Rhoads gave a presentation on the activities at the NLEA (attached).

Discussion ensued over the Industrial Park in Mancelona.

5. Whitewater Township Master Plan

Joe Meyers indicated that he passed out a memo regarding their Master Plan, pointing out the similarities with Antrim County's Master Plan.

Marshall indicated that he would like Whitewater Township to add more information regarding connection between the north and south side of M-72 because they stated they would like to make Williamsburg more walkable.

Barb would like to see them add a night sky portion to their master plan and would like to commend them on working towards linking the train to Williamsburg in the future.

Alan expressed concern regarding the setback issue for lake front property owners.

Discussion ensued over sensitive areas and what the definition of a sensitive area is.

Discussion ensued over the M-72 corridor.

Alan indicated that many Antrim County residents pass through Whitewater Township and their Master Plan makes no reference to planning for good traffic flow on M-72.

Motion by Jill Barnard, supported by Barb Bradford, to recommend Whitewater Township approve their master plan with the following conditions:

- 1) They include a Night Sky's portion to their master plan.**
- 2) They look at the creation of non-conformities created when requiring a 100 buffer along all the lakes and streams.**
- 3) They consider addressing that many citizens of Antrim County drive through Whitewater Township and consideration should be given enhanced traffic flow on M-72 and other arteries.**
- 4) They look at better ways for people to get across M-72 in Williamsburg to help link the north and south portions of the township especially in the goal of promoting a walkable community.**

The Planning Commission would also like to commend Whitewater Township for making the land use along Elk Rapids Township border consistent with their master plan. Motion carried – unanimous.

6. Recycling Presentation

Joe gave a presentation on the current recycling efforts in Antrim County and the process they have taken.

7. Various Matters

Alan Martel spoke on the Soil Erosion Ordinance and how once it is reviewed by the DEQ, then he will color code what is state law and what is not state law. Mr. Martel also indicated that he intends be the clearing house of soil erosion issues to see if the ordinance is working or not.

Al Luurtsema spoke on how he did not agree with Mr. Martel questioning the legality of the Ordinance in front of the Board of Commissioners as a representative of the Planning Commission. Mr. Martel disagreed with Mr. Luurtsema.

Discussion ensued over the comments made from the letter that Alan Martel sent out to people regarding the ordinance.

Al Luurtsema spoke on the issue of home foreclosure in Antrim County. Mr. Luurtsema also indicated that we need to get jobs in Antrim County to help with economy.

Discussion ensued over the role of the Planning Commission and Economic Development.

Pete Garwood spoke on the "Buried in Sandstone" article in the packet.

8. Public/Member Comment

Barb Bradford gave an update on the March 8th, 2008 meeting in Alba regarding the injection well.

Ms. Bradford also spoke on getting all of the 10 county planning commissions in the Northwest Michigan Region together to discuss various issues. Ms. Bradford would also like us to take the lead in

regional cooperation.

Discussion ensued over ACUTE being disbanded.

Discussion ensued over the injection well.

Marshall Wright left at 9:30. Due to a lack of a quorum, no official action could be taken.

Al Luurtsema asked Pete Garwood to contact the NWMCOG to get them onboard with the regional cooperation in discussing issues in northern Michigan.

Alan Martel spoke on a book he was reading and how most people don't solve problems and we should. He also apologized for getting angry.

Meeting adjourned at 9:45 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

April 1, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

Members Absent: Alan Martel, Terry Morris, and Marshall Wright

Advisory Present: None

Staff and Others: Joe Meyers and Pete Garwood

Audience Present: Ellen Maleck

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

2. Public Comment

None.

3. Minutes

Discussion ensued over corrections to the minutes.

Motion by Joe Allen, supported by Jill Barnard, to approve the March 3, 2008 minutes as amended. Motion carried – unanimous.

4. Marion Township Master Plan

Joe Meyers spoke on how the border was consistent with Banks Township Master Plan.

Jim Gurr spoke on how there was too much land in the Resource Preserve/Low Density Residential Classification.

Tom Maleck spoke on the compatibility with our master plan.

Jim spoke on the Resource Preserve/Low Density Residential designation and how it might place undue restrictions on property owners. Jim also spoke on how the community survey is really outdated.

Laura Stanek spoke on how we can be too harsh on municipality's master plans when reviewing them.

Barb Bradford spoke on the age of the community survey and requiring a permit to build a house.

Motion by Tom Maleck, supported by Barb Bradford to recommend Marion Township approve their Land Use Plan. In addition, we find no inconsistencies with Antrim County's Master Plan and Marion Township's Land Use Plan. However, we ask that you address the following concerns:

- 1. The survey seems to be outdated and we would like to recommend that you consider having it redone to make sure that it is still the consensus of the community.**
- 2. Check to see if the plan will still be viable under the new law that was just passed.**
- 3. If there has been discussion considering requiring all property owners to get a special use permit to build a house in the Resource Preserve/Low Density Residential, we feel that it would be overreaching.**

Motion carried – Unanimous.

Jim spoke on how times change and community surveys need to be updated.

5. Public/Member Comment

Jill Barnard spoke on two articles she found about energy conservation.

Tom Maleck spoke on the presentation he gave to the Board of Commissioners and appreciated the opportunity to talk to them.

Jim Gurr spoke on Biodiesel aircraft and flight corridors.

Joe Allen spoke on how sometimes we go too far when reviewing master plans. Joe also spoke on the term "rural atmosphere".

Pete Garwood announced the Grand Vision workshop on May 27, 2008 at Shanty Creek.

Barb Bradford spoke on the "10 County Initiative" and how we can organize it.

Meeting adjourned at 8:00 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

May 6, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

Members Present: Al Luurtsema, Joe Allen, Laura Stanek, Terry Morris, Tom Maleck, Jim Gurr, Barb Bradford, Marshall Wright, Stan Moore

Members Absent: Jill Barnard and Alan Martel

Advisory Present: None

Staff and Others: Joe Meyers

Audience Present: None

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

2. Public Comment

None.

3. Minutes

Discussion ensued over corrections to the minutes.

Motion by Jim Gurr, supported by Barb Bradford, to approve the April 1, 2008 minutes as amended. Motion carried – unanimous.

4. Village of Bellaire Master Plan

Joe Meyers gave his report on the master plan and indicated that there were major typos throughout the plan; they use a lot of old data that has been updated (i.e. unemployment data), and the village did not address the night sky in their master plan.

Joe Allen thought the Village of Bellaire did a good job on the master plan.

Al Luurtsema would like to see the airport noted in the plan. Mr. Luurtsema indicated that even though it is not in the village, it has a definite impact on the village.

Barb Bradford indicated that some of the pages did not contain page numbers and the maps were not done in color. She would also like them to add verbiage to the affect of the night sky, shielded lights, non excessive lighting, and greening uses to the extent of safety measures to ensure a quiet small town atmosphere. Ms. Bradford would like to see them address planting

smaller trees, so they do not grow as tall as the current trees, in order to prevent future tree trimming around the power lines. She thought the plan was encouraging.

Tom Maleck liked the plan, but didn't like that they editorialized. He did not like that they stated "the first white settler". Mr. Maleck also did not like that in their racial profile they did not have racial information to support the profile. In addition, Mr. Maleck did not like that the most important resource in Bellaire was water. He also felt the wetland comment and the storm-water comments were out of context. Mr. Maleck indicated that you cannot say "safety and sign size go hand in hand".

Joe Allen agreed with Tom Maleck. Mr. Allen felt that the master plan was well written.

Terry Morris felt the master plan was well written, however they should add a table of contents.

Ms. Bradford would like them to use the "masons" correct term.

Marshall Wright would strongly like to see their future land use map in color and would like to see the village relate to the neighborhood.

Motion by Tom Maleck, supported by Joe Allen to commend the planning Community and recommend approval. But would like the Village of Bellaire to consider the following: address the numerous grammatical errors, incorporate newer data that is available, include the Commission on Aging as part of Antrim County, and use the correct term for the term "masons." The Committee indicated that the plan was well read and flowed nicely. Motion carried – unanimous.

5. PA 116

Stan Moore spoke on what a PA 116 application was and why the committee reviewed it.

Motion by Marshall Wright, supported by Laura Stanek moved that we approve the P.A. 116 application. Motion carried – unanimous.

6. Forest Home Township

Tom Maleck spoke on how the plan was hard to follow and thought it was unbalanced toward private property rights.

Laura Stanek thought the Forest Home Township master plan was too long. However, Mr. Maleck and Ms. Stanek liked that the goals are stated at the top of the master plan.

Motion by Barb Bradford, supported by Laura Stanek, to table the review of the Forest Home Township master plan to the next meeting. Motion carried – unanimous.

7. Various Matters

Barb Bradford spoke on the Huron County wind energy tour she attended and how we could have a similar program here in Antrim County.

Discussion ensued over wind energy.

Joe Meyers gave an update on the Grand Vision. He indicated that the next meeting will be on

May 27, 2008 at 6:30 p.m. at Shanty Creek.

Jim Gurr spoke on the master plan vs. general plan in the planning and zoning news.

Tom Maleck spoke on the US AID proposal.

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

June 3, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

Members Absent: Terry Morris and Tom Maleck

Advisory Present: Stan Moore

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 Laura Stanek, supported by Marshall Wright, to approve the May 6, 2008 minutes as presented. Motion carried – unanimous.

4. Forest Home Township

Alan Martel spoke on “Rural Character” and questioned what they actually mean. Mr. Martel also spoke on the slope issues. He liked the setup of the plan. Although he felt they have not considered that the “view” properties are privately owned. Mr. Martel feels like they have swayed more toward the lake front property owners.

Jill Barnard spoke on the commercial aspect of the plan and how they don’t allow for it. She also felt that they make no mention of the current business in the area when addressing the zoning map.

Marshall Wright wanted to see the future land use map. He could not see how it relates to the surrounding character.

Barb Bradford spoke on how it seems that Forest Home Township would like most of the residential areas around the lakes.

Laura Stanek spoke on how there was not a future land use map and questioned if they wanted farmland or just the view of them.

Al Luurtsema spoke on the wetlands portion of the master plan and questioned the plan and wondered if they were making it harder on wetland property owners. Al also mentioned that Bellaire has four banks not two.

Alan Martel spoke on a conference Ms. Bradford and he had attended which discussed a 100 ft buffer from all water and non-conforming areas. Mr. Martel also spoke on the 500 ft buffer and he wanted to know what it meant for that 500 ft buffer and why they would have a surface and a wetland buffer.

Pete Garwood indicated that they have a 500 foot buffer around all the lakes and wetlands with no real definition. He also indicated they need a definition of environmentally sensitive areas.

Discussion ensued over setbacks vs. buffer.

Stan Moore spoke about how his office never gave a statement about the agriculture lands and they should site a document and not a person in a master plan.

Mr. Moore inquired about why they don't have a future land use plan.

Joe Meyers indicated that a lot of the clarification we are looking for should be in a future land use plan and map.

Jim Gurr did not like sexually orientated businesses being included with oil wells and towers, because he felt that these were two different subjects. Mr. Gurr also indicated that he did not like that they editorialized the master plan.

Jim Gurr spoke on how in the 6-12 % slope they discourage development in the area, but they indicate that it is suitable for development.

The Planning Commission indicated that they had trouble understanding the census data and the Village of Bellaire information on page 72.

Discussion ensued over the motion.

Motion by Joe Allen, supported by Jill Barnard to recommend denial of the Forest Home Township master plan, due to the lack of a Future Land Use Map section and no reference to the 500 foot buffers and what that entailed. Motion carried – unanimous.

5. Milton Township Zoning Ordinance Amendment

Marshall Wright spoke on how Milton Township is a manufacturing district within a residential district. He would like to restrict the development of the boat repair shop property in the back and by the fence.

Pete Garwood indicated that it should be a special use with conditions.

Jim Gurr spoke on what the conditions would be and hopes that the township has the safeguards to help the residents.

Motion by Marshall Wright, supported by Laura Stanek, to recommend denial on the Zoning Ordinance amendment until it is subject to everything in section 117.1401 and no boats and other items relating to boat maintenance facilities to B and D in said section. Motion carried – unanimous.

6. Public/Member Comment

Joe Allen spoke on the rural character and protection of farmland. He is thankful for living in Mancelona.

Jim Gurr asked the commission to read the Michigan Planner article regarding the socially equitable planning.

Alan Martel spoke on the Forest Home Township master plan and the 500 foot buffer and the protection of streams.

Jill Barnard expressed her gratitude on attending the training.

Barb Bradford spoke about how the “Friends of the Jordan POWER group” would like her to be appointed to the group regarding the Alba injection well.

The Planning Committee will allow Ms. Bradford to be enabled to sit on the POWER Board community as a liaison to the Planning Commission.

Barb Bradford spoke on CMS and the injection well. In addition, she spoke on the St. Mary’s cement plant.

Alan Martel spoke on how this is a problem that we need to solve.

Al Luurtsema appointed Barb Bradford to “Friends of the Jordan POWER group”.

Meeting adjourned at 9:10 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

July 1, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

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

2. Public Comment

None.

3. Minutes

Motion by Barb Bradford, supported by Laura Stanek, to approve the June 3, 2008 minutes as amended. Motion carried – unanimous.

4. Budget Proposal

Discussion ensued over the budget. The commission discussed the different line items and discussed staff's recommendations. Discussion ensued over the counties budget procedure.

Discussion ensued over a land use study. Barb Bradford asked if we could use Google Earth to get a Land Use Study. Discussion ensued over using cutting edge technologies to do a Land Use Study.

Al Luurtsema indicated that he would like to raise the per diem to \$50 and would be addressing the Finance Committee on this issue.

Mr. Luurtsema spoke on saving money where you can so the extra \$15.00 shouldn't make much of a difference.

Jim Gurr spoke on how the Planning Commission does a lot for the little pay they receive.

Discussion ensued over the per-diem amount.

Motion by Jim Gurr, supported by Barb Bradford, to submit the amended budget. Motion carried as a yeay vote; yeay - Al Luurtsema, Jill Barnard, Joe Allen, Laura Stanek, Jim Gurr, Barb Bradford, and Tom Maleck; no – Alan Martel; Absent – Marshall Wright and Terry Morris.

5. New Planning Enabling Act Law

Discussion ensued over the new law and the changes that need to be made in our ordinance.

Much discussion ensued over the new rules that would be required of Planning Commissions.

6. Alba Injection Well and Soil Erosion

Barb Bradford spoke on the Alba injection well and the St. Mary's cement plant and how they could take some of the kiln dust from CMS Energy. Ms. Bradford also spoke on the other happenings regarding the injection well, including tours in the cement plant. Ms. Bradford also spoke on how ACUTE might be brought back to the light. Discussion ensued over the well. Discussion ensued over the DEQ and EPA.

Discussion ensued over the soil erosion ordinance and where the state is on reviewing it.

Barb Bradford spoke on big box retail and asked to use the planning commission letterhead to ask for the potential for location and their criteria for location. Ms. Bradford spoke on pursuing a wind turbine manufacturing plant to locate in Antrim County. She also spoke on the state of the economy.

Barb Bradford spoke on the regional meeting and the status of that meeting. Discussion ensued over the wind turbines.

Discussion ensued over Mancelona and the challenges we are facing with the increase in unemployment.

Discussion ensued over the role of the planning commission and what we do.

Discussion ensued over the master plan and how it relates to the development in Antrim County.

Discussion ensued over the NLEA and what the role of the planning commission is.

Discussion ensued over the meeting for job creation in Mancelona.

Joe Meyers spoke on his experience in the workforce.

6. Public/Member Comment

Jim Gurr spoke on the history of his family farm.

Alan Martel spoke on the Torch Lake Township Planning Commission and windmills. Mr. Martel also spoke on an informal meeting of townships around Torch Lake. Mr. Martel spoke on choices instead of setbacks to give zoning ordinances more flexibility.

Jill Barnard spoke on the history of her family.

Laura Stanek thanked Barb Bradford for the fundraiser to help stop the alba injection well.

Barb Bradford spoke on how she learned something tonight about the planning commission. Ms. Bradford also questioned the master plan and indicated that she is impatient.

Meeting adjourned at 9:55 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

August 5, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

Members Absent: Terry Morris and Marshall Wright

Advisory Present: Stan Moore

Staff and Others: Joe Meyers and Pete Garwood

Audience Present: Becky Norris, Jack Norris and Matt McCauley

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

2. Public Comment

None.

3. Minutes

Motion by Joe Allen, supported by Jim Gurr, to approve the July 1, 2008 minutes as amended. Motion carried – unanimous.

4. Grand Vision Update

Matt McCauley gave an update on the Grand Vision Workshop. Mr. McCauley indicated that there were 175 to 185 people that attended the Antrim County event. He also spoke on the unveiling event that will take place on August 28, 2008 from 7:00 to 8:30p.m.

Mr. McCauley also indicated that they have recently finished conducting a Study Value Survey in the six (6) county study areas and on the distribution of the survey.

Mr. McCauley spoke on the “vision decision” and the polling of the scenarios to get a feel of the region and on the process to discuss the corridors of significant area. He also spoke on the implementations that are currently available in Antrim County and how the tribal community has been involved with the Grand Vision thus far.

Jim Gurr asked if Antrim County would have a say in the grand vision as a whole and not just the Antrim County section.

Tom Maleck spoke on some issues with MDOT and funding.

Al Martel asked about the methodology of combining the maps with the value survey. Discussion ensued over the process.

Discussion ensued over road width.

Barb Bradford spoke on some of her concerns with the Grand Vision process and how the work that we have done will be used.

Becky Norris asked if the presentation will be available online and on public television. Mr. McCauley indicated that it will be online.

5. Banks Township Zoning Ordinance Amendments

Motion by Tom Maleck, supported by Joe Allen, to recommend Banks Township not approve the language change for the *Amendment of Article VI, Section 6.09, footnote a* until the following comments and recommendations are considered:

- 1. Consider adding language that reminds the applicant that, in addition to compliance with the zoning ordinance they must also comply with the Land Division Act.**
- 2. Consider adding a minimum allowable frontage in addition to the maximum allowable frontage.**
- 3. The County Planning Commission was concerned that the current language regarding the size of the allowable split is confusing; first being a maximum of one acre then later three acres. The Commission recommends trying for clearer language.**
- 4. Review the current non-conforming lots (created when the Township increased the minimum lot size to 20 acres), and see if it makes sense to make each of those lots a conforming lot as it appears the lots created by this section will be once this language is adopted. Motion carried - Unanimous**

Motion by Joe Allen, supported Tom Maleck, to recommend Banks Township approve the proposed amendment specifically related to the tower setback and safety zone in Article VIII, *subsection 13.a of Section 8.03 and Article II Definitions*.

Motion by Alan Martel, supported by Joe Allen, to recommend Banks Township does not approve the proposed *Amendment of Article VIII, Section 8.03, subsection 14* until the following comments and recommendations are considered:

- 1. It should be specified whether or not the height includes the blades of the wind generator.**
- 2. Wind generation is an up and coming technology for which other designs may be introduced on the market as time goes on. Please consider making your language flexible enough to accommodate the potential of new designs. Possibly similar language as follows, "Alternative design, may be allowed if it is deemed to meet the standards and if certified by an engineer."**

3. Consider including similar safety zone language as in the previous proposed amendment of Article VIII, subsection 13.a of Section 8.03.

Motion carried – unanimous.

For all future proposed amendments - a general comment: Please submit the current language of the ordinance along with the newly proposed language. It would also be very helpful to show what is being deleted.

6. Public/Member Comment

Mr. Allen made complimentary comments regarding the tribe.

Ms. Bradford read from a resolution from Manistee County that would ban water withdrawal from the county that does not benefit the residents of the county. She would propose we amend our Master Plan in a similar way.

Mr. Moore thought there may be some merit to what Manistee County resolved, but questioned whether or not the language is good language.

Mr. Gurr spoke against the language.

Mr. Martel indicated the need for more information.

Ms. Bradford commended Mr. Moore on his recently being elected as the vice president of the National Association of County Agricultural Agents (NACAA) as well as being awarded the Distinguished Service Award.

Ms. Barnard inquired about changing the October meeting date. Chairman Luurtsema indicated the October meeting date will be addressed at the next meeting.

Meeting adjourned at 9:25p.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

September 2, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

Members Present: Al Luurtsema, Jill Barnard, Joe Allen, Jim Gurr, Barb Bradford, Alan Martel, Laura Stanek, and Marshall Wright
Members Absent: Tom Maleck and Terry Morris
Advisory Present: Stan Moore
Staff and Others: Joe Meyers and Pete Garwood
Audience Present: George Parker, Lee Scott, Don Gaskell

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

2. Public Comment

None.

3. Minutes

Motion by Laura Stanek, supported by Barb Bradford, to approve the August 5, 2008 minutes as presented. Motion carried – unanimous.

4. Kearney Township Zoning Ordinance

Discussion ensued over the Kearney Township Zoning Ordinance amendments.

Marshall Wright spoke on the township eliminating most of their manufacturing in the township.

Barb Bradford is happy that Kearney Township is finally doing what she spoke about 8 years ago.

Motion by Laura Stanek, supported by Joe Allen to recommend Kearney Township Board approve the Zoning Ordinance Amendments 1 and 2 of 2008. Motion carried – unanimous.

5. Torch Lake Township Zoning Ordinance Amendments

Lee Scott spoke on the ordinance and why it was important that they proceeded with it. Mr. Scott indicated that he felt the township residents were in favor of the ordinance.

George Parker spoke on the 3 Lakes Association study. Mr. Parker also spoke on why they were going forward with the ordinance.

Jim Gurr spoke on legal non-conforming lots and Lake Michigan.

Marshall Wright inquired about commercial lots in the township.

Barb Bradford spoke on the different weed species in the lake and inquired if they were invasive species. Discussion took place over different species.

Motion by Marshall Wright, supported by Joe Allen, to recommend Torch Lake Township approve the Zoning Ordinance submitted on August 20, 2008 to the Planning Commission. Motion carried – unanimous.

The Planning Commission commended Torch Lake Township for the packet of information that they provided and all the information they sent to our planning commission.

6. Public/Member Comment

Jim Gurr spoke on the Planning and Zoning news.

Marshall Wright spoke on obtaining a future land use map for Crawford County.

Discussion ensued over the Soil Erosion Ordinance and the status of it.

Meeting adjourned at 8:10 p.m.
Ask about the Township Rep on the Planning Commission

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

September 30, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

Members Present: Al Luurtsema, Jill Barnard, Joe Allen, Jim Gurr, Barb Bradford, Alan Martel, Laura Stanek, and Marshall Wright
Members Absent: Tom Maleck, Laura Stanek, and Terry Morris
Advisory Present: Stan Moore
Staff and Others: Joe Meyers
Audience Present: Shirley Klunzinger

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

2. Public Comment

Al Luurtsema informed the Commission that Tom Maleck resigned from the Planning Commission and read the resignation letter.

3. Minutes

Motion by Joe Allen, supported by Barb Bradford, to approve the September 3, 2008 minutes as presented. Motion carried – unanimous.

4. Crawford County Master Plan

Joe Meyers presented a memo indicating that:

- He would like to commend Crawford County for gathering all of the Township Zoning Ordinances and maps and incorporating them into their Master Plan.
- Figure 2.4 and 4.8 are not fully visible so it is difficult to see what they are actually saying.
- Some of the Maps have unincorporated villages in them and some do not. In addition, the text makes it difficult to discern if some of the places are actual villages or not.
- There are conflicting statements stating that South Branch Township has their own zoning and it is also under County Zoning (Page 59).

The Planning Commission indicated that there was not a future land use map and they thought that there should be one.

Jim Gurr spoke on the school districts and that it was good to read these counties master plans due to the overlapping of a lot of school districts.

Motion by Jim Gurr, supported by Jill Barnard, to thank Crawford County for the opportunity to review their master plan and to congratulate them on a job well done; but also would like to communicate to them that we have some pointers they might want to consider when doing their final review. Motion carried – unanimous.

5. Elk Rapids Township Zoning Ordinance Amendments

Discussion ensued over what a special exception is and the different uses that could be in a special exception under this ordinance.

Al Luurtsema spoke on the economic benefit to some special exceptions.

Jim Gurr spoke on how his township deals with special exceptions.

Barb Bradford spoke on how she felt that this was spot zoning. She also spoke on how they need to be very careful that this is not a spot zone.

Jill Barnard spoke on her past experience with bed and breakfasts and how she would hate to think that this was spot zoning.

Motion by Jill Barnard, supported Jim Gurr, to recommend Elk Rapids Township approve the ordinance; but to indicate that they should be careful about a possible spot zoning issue. Motion carried – unanimous.

6. Public/Member Comment

Al Luurtsema spoke regarding Tom Maleck and all he has done. He also discussed the Antrim County Grand Vision organizational meeting on October 7, 2008 at 2:00 pm and what will take place at this meeting.

Joe Meyers indicated the need for help hanging up signs in the county.

Barb Bradford spoke on the Planning Commission Ordinance and the need for us to update our ordinance.

Alan Martel spoke on budgetary constraint and over-bearing zoning ordinances.

Jim Gurr spoke on the fact that some members are not coming to the meetings. Mr. Gurr also indicated that he was disappointed that more people are not coming to the meeting that he help set up.

Meeting adjourned at 8:20 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

Alan Martel, Secretary

Laura Stanek

Barbara Bradford

Terry Morris

Marshall Wright

Minutes

October 28, 2008

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

1. Meeting called to order at 7:15 p.m. by Al Luurtsema. Due to a Lack of a Quorum, no official action could be taken

2. Public Comment

The Commission discussed the Alba Injection Well and the meeting that was held at North Central Michigan College.

3. Public/Member Comment

The Commission discussed the Otsego County Master Plan and felt that it was a nice plan but the maps were blurry and it did not address night skies.

The Commission also discussed the Elk Rapids Zoning Ordinance amendment and saw no major objections with the plan.

The Commission asked that the Coordinator/Planners office contact the two municipalities and inform them that we did not have a quorum and we would be willing to take up their issues at our next monthly meeting if they so desired.

Meeting adjourned at 8:20 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	Vacant, Vice-Chair	Laura Stanek
Barbara Bradford	Alan Martel, Secretary	Marshall Wright
	Terry Morris	

Minutes

**December 4, 2008
7:00 p.m.**

Antrim County Building - Board of Commissioners Room

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

Members Absent: Marshall Wright

Advisory Present: None

Staff and Others: Joe Meyers

Audience Present: Shirley Klunzinger and Russ Clark

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

2. Public Comment

None.

3. Minutes

Motion by Joe Allen, supported by Jim Gurr, to approve the September 30, 2008 and October 28, 2008 minutes as presented. Motion carried – unanimous.

4. Elk Rapids Zoning Ordinance Amendments

Discussion ensued over the amendments from last month.

Motion by Jill Barnard supported by Joe Allen to recommend Elk Rapids Township Zoning Ordinance Amendments be approved as presented. Motion carried – unanimous.

Second Amendment Environmental Assessment:

Alan Martel spoke on the need to have an environmental study.

Discussion ensued over the assessment.

Motion by Alan Martel supported by Joe Allen to recommend approval of the environmental study as long as it is not used as a deterrent to development. Motion carried as a ye aye vote – Yea: Al Luurtsema, Jill Barnard, Joe Allen, Alan Martel,

Terry Morris, Barb Bradford No: Jim Gurr Absent: Marshall Wright

5. Banks Township Zoning Ordinance Amendments

Discussion ensued over the amendments

Accessory Dwellings:

Barb Bradford spoke on the Accessory Buildings Amendment and indicated that they would be opening them up to changing uses in all zones. Ms. Bradford stated that why she is against this amendment is because they were changing the intent of the Zoning Ordinance.

Discussion ensued over Banks Township's intent of the ordinance amendment.

Discussion ensued over the pros and cons of a standalone accessory dwelling. Alan Martel indicated that it should be included in every district listed with conditions.

Motion by Barb Bradford, supported by Al Martel to Recommend approval of the Accessory Buildings Amendment with the following conditions:

To revise the definition of the accessory dwelling in your Zoning Ordinance and relook at each of your different zones to make sure that accessory dwellings would be a compatible use and to consult their Master Plan to make sure that this is consistent with the plan.

Motion carried – unanimous

Wind Tower Amendment:

Discussion ensued over the Wind Tower Amendment.

Motion by Joe Allen, supported by Jill Barnard, to recommend approval of the Wind Tower Amendment. Motion carried – unanimous.

Lot split:

The commission discussed the issue that it was very confusing and hard for to understand.

They would also like a lay person to understand the ordinance.

Terry Morris indicated that they should make a separate foot note for the second sentence.

Motion by Terry Morris supported by Jim Gurr, to recommend approval of the ordinance with the condition of splitting the first and second sentences from the third sentence and making it into a separate footnote; and deleting the word additionally from the last sentence. Motion carried – unanimous.

6. Otsego County Master Plan

Discussion took place regarding the maps being blurry and that they didn't address the Night Sky's.

Discussion ensued over the differences from the Otsego County Master Plan, the Charlevoix County Master Plan and our (Antrim County) Master Plan.

Motion by Barb Bradford supported by Alan Martel to recommend approval of Otsego County plan because it is consistent with Antrim County's Master Plan, but would like to

see them address the issue of night sky's and to address any future lighting, as well as, a plan to phase current lighting into compliance. Motion carried as a yeay nay vote – Yea: Al Luurtsema, Jill Barnard, Jim Gurr, Alan Martel, Terry Morris, Barb Bradford No: Joe Allen Absent: Marshall Wright

7. Blue Lake Township Master Plan

Joe Allen liked the master plan's maps.

Motion by Jim Gurr, supported by Joe Allen, to recommend approval of the Blue Lake Township Master Plan. Motion carried – unanimous.

8. Planning Commission Ordinance

It was decided to postpone discussion until next month.

9. Charlevoix County Master Plan

It was decided to postpone discussion until next month.

10. Public/Member Comment

Alan Martel spoke on the Master Plan and that they should take a section at a time to re-work so the whole plan is not being re-worked at once.

Jim Gurr spoke on a general review of the master plan.

Motion by Jim Gurr, supported by Barb Bradford, to recommend the Administration Committee appoint Shirley Klunzinger to the Planning Commission. Motion carried – unanimous.

Jim Gurr also spoke on the Grand Vision and how he wants the hard data.

Pete Garwood spoke on the New Designs for Growth workshop.

Al Luurtsema spoke on a pay raise for the Planning Commission.

Discussion ensued over the raise in pay for the Planning Commission.

Meeting adjourned at 9:10 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission