

County of Antrim
PLANNING COMMISSION

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Terry Morris

Minutes

January 6, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

Members Present: Al Luurtsema, Joe Allen, Jim Gurr, Alan Martel, Barb Bradford, Shirley Klunzinger, and Laura Stanek
Members Absent: Jill Barnard, Terry Morris, and Marshall Wright
Advisory Present: None
Staff and Others: Joe Meyers
Audience Present: Larry Sullivan and Larry Levengood

1. Meeting called to order at 7:00 p.m. by Pete Garwood.

2. Election of Officers and Meeting Dates and Times

Pete Garwood opened the Nominations for Chair

Al Luurtsema nominated Alan Martel

Al Martel nominated Al Luurtsema

Discussion ensued over the nominations for chair

The Commission introduced themselves to Shirley Klunzinger.

Motion by Shirley Klunzinger, supported by Alan Martel to close nomination and cast a unanimous ballot for Al Luurtsema to be appointed chair. Motion carried – unanimous.

Al Luurtsema nominated Jim Gurr for vice-chairman.

Motion by Al Luurtsema supported by Barb Bradford to close nomination and cast a unanimous ballot for Jim Gurr to be appointed vice-chairman.

Al Luurtsema nominated Alan Martel for secretary.

Motion by Al Luurtsema, supported by Barb Bradford to close nomination and cast a unanimous ballot for Alan Martel to be appointed secretary.

Motion by Jim Gurr supported by Barb Bradford to maintain the same meeting dates and times as was in 2008.

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

3. Public Comment

None.

4. Minutes

Motion by Laura Stanek, supported by Joe Allen, to approve the December 4, 2008 minutes as amended. Motion carried – unanimous.

7. Charlevoix County Master Plan

Joe Meyers gave his report on the Charlevoix County Master Plan and indicated that the future land use map within a mile of the border regions is consistent with Antrim County. Mr. Meyers also indicated that on pages 13 and 14 they list the tenants of smart growth twice, in addition he commented that some of the maps were a little blurry; although he found it to be a good plan, easy to read, and not inconsistent with Antrim County's Master Plan. He recommended approval of it.

Barb Bradford spoke on portions of the master plan that she liked: transporting to 2028, night skies, wind energy, concentrated businesses, planting streetscapes, and regional cooperation.

Ms. Bradford spoke on the portions of the master plan that she felt were lacking: that there was no mention of St. Mary's cement plant, hospitals were not mentioned, as well as the future issues with medical waste and adult daycare, were all not addressed.

Laura Stanek liked the walk-able community section.

Alan Martel indicated that he was disturbed by the plan and is wondering where people are going to work. He also spoke on the isolation of young people, how the plan has no flexibility and he does not like the tenants of smart growth. He felt that the plan was oppressive.

Joe Allen indicated that the plan was well laid out but agreed with Alan Martel's opinion.

Jim Gurr spoke on the plan being more for the west side of the county and not the eastside of the county. In addition, he does not see a view from long term Charlevoix County Residents.

Barb Bradford spoke on a master plan verse a land use plan.

Shirley Klunzinger spoke on not recommending using the wetlands and the "takings" issues. She feels that instead of no development on wetland, there should be limited to partial development.

Barb Bradford spoke on the border of Banks Township.

Discussion ensued over the Future Land Use Plan.

Discussion ensued over big box and chain stores.

Alan Martel spoke on the need for jobs.

Jim Gurr spoke on how Antrim County should be looking north to Charlevoix County for development instead of Traverse City.

Motion Jim Gurr, supported by Barb Bradford, to recommend approval of the Charlevoix County future land use plan and we find no incapability's on our border. Motion carried – unanimous.

6. Wind Energy

Terry Kauska, who was scheduled to speak on wind energy, did not attend the meeting.

10. Public/Member Comment

Jim Gurr spoke on wanting Pete Garwood to remain as Coordinator/Planner of Antrim County but wishes him the best at his job interview.

Barb Bradford spoke on the Grand Vision and how she did not like the process that was being used for the survey.

Discussion ensued over the Grand Vision.

In addition to speaking on the Antrim County Master Plan, Ms. Bradford discussed the NLEA and the issue of members missing from the meeting.

Al Luurtsema thought it would be a good idea to have a high-school student sit on the Planning Commission.

Further discussion took place over a high-school student becoming a member of the Planning Commission.

Discussion ensued over economic development.

Barb Bradford spoke on the Alba injection well case.

Meeting adjourned at 9:15 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

County of Antrim
PLANNING COMMISSION

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

February 3, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

Members Absent: None

Advisory Present: Stan Moore

Staff and Others: Joe Meyers

Audience Present: None

1. Meeting called to order at 7:25 p.m. by Al Luurtsema.

2. Public Comment

None.

3. Minutes

Motion by Joe Allen, supported by Laura Stanek, to approve the January 6, 2009 minutes as amended. Motion carried – unanimous.

4. Member Attendance

Al Luurtsema spoke on how Terry Morris resigned from the planning commission. Discussion ensued over appointing another school board member to the Planning Commission.

The Planning Commission asked the Coordinator/Planners office to send out letters to the area schools to inform them of the current opening and to see if anyone is interested in the position.

Motion by Jill Barnard supported by Joe Allen to send a thank you letter to Terry Morris for his service on the planning commission and a copy to be sent to his superintendent. Motion carried – unanimous.

5. Non-Qualified Elector on Planning Commission

Pete Garwood informed the committee about speaking with the labor attorney regarding the non-qualified elector on the Planning Commission. Mr. Garwood discussed the different rules with a minor.

Discussion ensued over appointing a high-school student to the board.

Motion by Joe Allen supported by Al Martel to seek a non-voting high-school student advisor to sit on the Planning Commission, with preference to a Sophomore or Junior.

Motion carried as a yea nay vote: Yea: Joe Allen, Barb Bradford, Laura Stanek, Jill

Barnard, Marshall Wright, Al Martel, Shirley Klunzinger, Al Luurtsema, Nay: Jim Gurr

Motion carried.

6. Frederick Township Master Plan

Discussion ensued over how the plan was well written and easy to read

Barb Bradford commended them on addressing groundwater protection, community outreach, recreation and extended care for their residents.

Motion by Barb Bradford, supported by Joe Allen, to recommend Frederick Township approve their Master Plan and give them kudos for a job well done. Motion carried – unanimous.

7. Various Matters

Joe Meyers spoke on the wage survey, citizen planner and Michigan Association of Planning training.

8. Public/Member Comment

Barb Bradford commented on the Alba well and the victories that we have had with the case.

Jim Gurr discussed non-profits and public figures.

Alan Martel spoke on contaminated sites and how they are not addressed in master plans.

Meeting adjourned at 8:40 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

County of Antrim
PLANNING COMMISSION

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

March 3, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

Members Absent: None

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

Motion by Marshall Wright, supported by Barb Bradford, to approve the February 3, 2009 minutes as amended. Motion carried – unanimous.

4. Kearney Township Zoning Ordinance Amendments

Joe Meyers informed the Commission that he felt that the language was standard “sign language” and believed that it was reasonable.

Marshall Wright spoke on:

- How he felt that 100 sq. ft. was too large for a commercial sign.
- How he felt that signs for a home occupation and a home based business should be the same size.
- How under construction requirements F: they need to specify that they are not to be

within 6 feet of overhead power line.

Barb Bradford spoke on how she thought that they did a good job over all in creating this ordinance. She did indicate that she felt that they should define what a designated agent was and questioned why violating the ordinance was a misdemeanor instead of a civil infraction. Ms. Bradford congratulated them on addressing night skies and thought that the ordinance was clearly written.

Jill Barnard spoke on how she felt that having only 10% of window recovered for a sign on page 3 was a very small sign and that she didn't understand the lit sign portion.

Discussion ensued over lit signs in Kearney Township.

Jim Gurr spoke on how he felt that the ordinance was excessive but liked that they did allow for one (1) small sign without a permit. Mr. Gurr also felt that the intent portion of the ordinance was overwritten.

Pete Garwood indicated that the enforcing agent should be the Zoning Administrator.

Motion by Marshall Wright, supported by Barb Bradford, to recommend Kearney Township approve Zoning Ordinance 1 of 2009 with the following conditions being met:

- **The Township should change the designated agent to the Zoning Administrator**
- **They should address the size of commercial signs because they feel that 100 sq. ft. is too large and would like to see it significantly smaller.**
- **The size of a home occupation should be no more than 4 sq. ft.**
- **They should change 6.C.ix. to say “the seal of certificate of a registered structural or civil engineer when an engineer is required.**
- **They should classify a violation as a civil infraction instead of a misdemeanor.**
- **There are concerns regarding overhead electrical locations on 8.F**

Motion carried as a yea and nay vote: Yea: Al Luurtsema, Alan Martel, Jill Barnard, Barb Bradford, Laura Stanek, Marshall Wright, Shirley Klunzinger; No: Jim Gurr, Joe Allen. Motion carried.

Discussion ensued over the Zoning Map amendment.

Joe Meyers informed the Commission that the map amendment was not consistent with the future land use map of the township but it would not be spot zoning because is directly adjacent to resort residential.

Motion by Barb Bradford, supported by Jill Barnard to recommend Kearney Township approve the Zoning Map amendment so long as they look to amend their future land use map to be consistent with this change. Motion carried – unanimous.

5. Elk Rapids Township Zoning Ordinance Amendment.

Marshall Wright discussed the change for the Zoning Board of Appeals in Elk Rapids Township.

Motion by Laura Stanek, supported by Jim Gurr to recommend Elk Rapids Township approve the Zoning Ordinance amendment. Motion carried – unanimous.

6. Various Matters

Joe Meyers spoke on the Citizen Planner course being offered in the Elk Rapids Area.

7. Public/Member Comment

Alan Martel spoke on an avenue for appealing a planning commission's requirement.

Jim Gurr spoke on a school board member for the planning commission.

Barb Bradford discussed the deep Alba injection well and how it might be stopped at this time. Discussion ensued over the injection well.

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

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

April 7, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

- Members Present: Al Luurtsema, Jill Barnard, Joe Allen, Jim Gurr, Alan Martel, Shirley Klunzinger, Laura Stanek, Barb Bradford, and Marshall Wright
- Members Absent: None
- Advisory Present: None.
- Staff and Others: Joe Meyers and Pete Garwood
- Audience Present: Erica Burke, Seth Merrifield, Wilhelmina Witt, Michelle Merrifield, Gloria Whitt, Holly Blomquist, and Dee Miller

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 Marshall Wright, to approve the March 3, 2009 minutes as amended. Motion carried – unanimous.

4. High School Student on the Planning Commission

Seth Merrifield and Erica Burke presented a proposal drafted by the Antrim County Citizenship Academy to the commission, regarding allowing a high-school student to sit on the planning commission.

Discussion ensued over the age range of the student and whether or not to allow a high-school student to sit on the Planning Commission as a voting member.

Motion by Jill Barnard, supported by Jim Gurr, to recommend the Planning Commission be increased from 10 members to 11 Members in the update of the Planning Commission Ordinance and the 11th member be a nonqualified elector, youth member. Motion carried – unanimous.

Joe Allen indicated that he would like to see the potential of having the Planning Commission interview the candidates.

5. Alba Well Meeting/Environmental issues

Barb Bradford presented handouts for sinkholes in Lake Huron and an advertisement for events pertaining to the Alba Injection well. Barb spoke about the issues that happened with the production and distribution of the flyer. The Commission discussed issues with brine wells and how they could lead to sink holes.

6. Various Matters

Joe Passed out the Planning and Zoning News.

Jim Gurr indicated that he would lend any of the Planning Commission the book named “The Best-Laid Plans”. Jim indicated that he felt that it would be a good opposing view for anyone who would like to read it. Mr. Gurr also spoke on an article in the Michigan Townships Association publication regarding a survey showing that people in Michigan want to live in rural areas.

7. Public/Member Comment

Alan Martel spoke on how Rural Character and water quality might mean more if the majority of the people had a job and would like to see the planning commission make resolutions and public statements. Discussion ensued over the process of lobbying state and federal legislatures.

Discussion ensued over the economic development.

Jim Gurr spoke on how Antrim County is a model for development.

Joe Allen spoke on job security and government as a whole.

Jill Barnard discussed visiting Central Lake school today and informed the commission that an exchange student will live in Central Lake from Denmark.

Laura Stanek thanked Ms. Bradford for all of her hard work on the Alba well issue.

Marshall Wright spoke on asking the Danish exchange student to bring windmill information back from Denmark for the Planning Commission.

Meeting adjourned at 8:40 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

County of Antrim
PLANNING COMMISSION

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

May 5, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

Members Absent: None.

Advisory Present: None.

Staff and Others: Joe Meyers and Pete Garwood

Audience Present:

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 April 7, 2009 minutes as Presented. Motion carried – unanimous.

4. Forest Home Township Future Land Use Plan

Joe Meyers presented his comments on the plan and that he felt it was consistent with our Master Plan.

Al Luurtsema and Jill Barnard spoke on typos in the plan.

Marshall Wright spoke on how he would like to see districts in the future land use map instead of the free form style they currently have. He also discussed the plan not covering septic systems in any of their assessment.

Barb Bradford talked about the language that was used in reference to Lake Nipissing and Lake Algonquin.

Laurie Stanek discussed the difficulty in the wording of the description of Historical Agricultural areas. Ms. Stanek also stated there should not be judgments made in the master

plan in reference to farmers not being able to make a living.

Discussion ensued over the Historical Agriculture Areas.

Alan Martel spoke on Leland Township and what they are doing in regards to slopes. Mr. Martel also indicated that they should consider nonconforming uses and he hopes they are not panicking over growth.

Joe Allen discussed how he liked that it was more general, but feels the Historical Agricultural Areas section should be reworked

Jim Gurr spoke on how he felt that the plan is anti-development. Mr. Gurr also got the feeling that they were terrified of building new homes in the township.

Shirley Klunzinger questioned the use of the Lake Nipissing because the plan did not include a map of the lake, nor was it understandable. Ms. Klunzinger questioned the severity of a 12% slope. However, she did like that it was brief.

Pete Garwood indicated that they should make another map for slopes.

Motion by Joe Allen, supported by Alan Martel, to recommend Forest Home Township approves the Master Plan amendment with the following conditions:

- 1. The Township removes the statement about a farmers ability to make a living.**
- 2. The Township place more emphasis on green energy.**
- 3. The Township place less emphasis on the ridgelines through out the Township.**

MOTION CARRIED by a Yea and Nay Vote: Yea: Joe Allen, Laura Stanek, Marshall Wright, Shirley Klunzinger, Al Luurtsema; No: Jim Gurr Alan Martel, Jill Barnard, Barb Bradford.

5. Review of the Planning Commission Ordinance and Rules for the Transaction of Business

The commission discussed the Planning Commission ordinance. They also discussed the changes to the ordinance.

Al Luurtsema, left at 8:05 p.m.

Alan Martel spoke on suggesting that we review the master plan in sections and not a document as a whole.

Discussion ensued over the master plan in addition the zoned vs. unzoned townships.

Further discussion ensued over the master plan.

Motion by Jill Barnard, supported by Barb Bradford to recommend the changes from this meeting be made to the proposed ordinance and then it be sent to legal counsel for review, followed by submitting the Planning Commission ordinance to the Board of Commissioners, if no substantive changes are made. Motion carried - unanimous.

6. Various Matters

Barb Bradford encouraged everyone to go to the forum on Wednesday, May 13, 2009.

7. Public/Member Comment

Jill Barnard spoke on the Grand Vision article from the Michigan Land Use Institute.

Alan Martel spoke on the Grand Vision and how it was questionable on their practices. He also discussed job growth.

Joe Allen spoke on the sewer system in Mancelona as well as unemployment in the area.

Discussion ensued over the economy.

Jim Gurr talked about the education session by the MLUI and the Grand Vision.

Meeting adjourned at 9:00 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

June 2, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

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

2. Public Comment

None.

3. Minutes

Motion by Jill Barnard, supported by Shirley Klunzinger, to approve the May 5, 2009 minutes as amended. Motion carried – unanimous.

4. Milton Township Zoning Ordinance

Al Luurtsema discussed page 23 letter E and how some of the newer turbines sit on roof tops and might not be considered free standing. He would like to make sure they address new and/or old systems.

Barb Bradford questioned the commission in regards to the Milton Township May 12, 2009 minutes that stated that a letter was read which was submitted by Keith Termaat, indicating he was opposed to wind turbines; she was wondering why the Planning Commission did not receive a copy of the letter.

Discussion ensued over wind generation.

Motion by Jim Gurr, Supported by Marshall Wright to recommend Milton Township approve the Zoning Ordinance Amendment but would like to make sure that they address new and old wind technologies such as wind turbines that sit on the roofs of houses.

Motion carried – unanimous.

5. Review of the Rules for the Transaction of Business

Discussion ensued over the Rules for the Transaction of Business.

Jim Gurr spoke on how he did not feel comfortable about having the Master Plan deal with vacating properties.

Marshall Wright spoke on how the definitions were eliminated. The Commission directed staff to insert the definitions that still made sense in our bylaws and the new state law.

Al Luurtsema indicated that he would like the revised bylaws sent out to the Planning Commission 20 days in advance.

6. Various Matters

Joe Meyers distributed the Grand Vision road map to the future.

7. Public/Member Comment

Barb Bradford spoke on how she didn't want to have terrorism detainees in the Upper Peninsula.

Jill Barnard informed the Committee that she completed the Citizen Planner class.

Jim Gurr spoke on the Planning and Zoning News in regards to non-metro areas.

Meeting adjourned at 7:47 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

July 7, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

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 June 2, 2009 minutes as presented. Motion carried – unanimous.

4. Banks Township Zoning Ordinance Amendment

Joe Meyers gave his explanation of the Zoning Ordinance Amendments and indicated that he felt that it was just going into further explanation on items that were currently in the ordinance.

Barb Bradford spoke on airport airspace right-of-ways. She wondered if towers could be built in the ROW.

Discussion ensued over Section 4.06 #1. The Commission indicated that it was worded strangely and would ask that the first five words of the first sentence be deleted so the sentence would read clearer.

Al Luurtsema spoke regarding his concern of reducing the setback of the wind generator to ½ the height of the tower height.

Discussion ensued over the height of wind towers.

Al Luurtsema handed out a newspaper article from the Grand Rapids Press regarding wind generation.

Motion by Barb Bradford, supported by Alan Martel, to thank Banks Township for moving forward with an energy saving application/Green Energy application and to recommend approval of the Banks Township Zoning Amendment, with the condition that the first five words of Section 4.06 #1 be removed to read:

“Towers erected prior to a noncommercial wind turbine generator any district...”.

Also that Section 4.06 #4 should be altered to read:

“the owners of abutting lots may jointly apply for a permit to construct an anemometer tower or a noncommercial wind turbine generator serving lots. If the anemometer tower or a noncommercial wind turbine will not meet the setback requirements of subsection 1...”.

In addition to the grammatical changes, the Planning Commission would like Banks Township to rethink having the ability of reducing the setback of half of the tower. Motion carried – unanimous.

5. Elk Rapids Zoning Ordinance Amendment

Joe Meyers indicated that the Elk Rapids Zoning Ordinance Amendment was short, to the point, and that it added some clarification to the ordinance. Discussion commenced about the ordinance.

Motion by Marshall Wright, supported by Laura Stanek, to recommend Elk Rapids Township approve of the Zoning Ordinance Amendment as presented. Motion carried – unanimous.

6. Rules for the Business

Motion by Shirley Klunzinger, supported by Joe Allen, to recommend Charlie Koop review the Rules for the Transaction of Business. Motion carried – unanimous.

7. Various Matters

Discussions ensued over recycling, Phragmites, and the USAID.

8. Public/Member Comment

Alan Martel spoke on zoning and private roads, non-conformity, and subdivision lines.

A further discussion ensued over Phragmites.

Barb Bradford thanked the Commissioners for the recycling program.

Meeting adjourned at 8:45 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

August 4, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

Members Present: Al Luurtsema, Jill Barnard, Joe Allen, Jim Gurr, Barb Bradford, Laura Stanek, Shirley Klunzinger, and Alan Martel (entered the meeting at 8:30)
Members Absent: Marshall Wright and Jill Barnard
Advisory Present: Stan Moore
Staff and Others: Joe Meyers
Audience Present: Gene Dawson, Terry Smith, and Patty O'Donnell

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 Joe Allen, to approve the July 7, 2009 minutes as presented. Motion carried – unanimous.

4. NWMCOG Green Infrastructure Project

Patty O'Donnell presented the Green Infrastructure Project from the NWMCOG (Attached).

Discussion ensued over the presentation and the term “rural character”.

5. Milton Township PUD

Joe spoke on the PUD amendment for Milton Township and it is being reviewed.

Shirley Klunzinger indicated that she liked how Milton Township worked with land owners.

Motion by Shirley Klunzinger, supported by Joe Allen, to recommend Milton Township approve the proposed PUD amendment. Motion carried –unanimous.

6. Forest Home Township Zoning Ordinance Amendment

Al Luurtsema stepped down as Chair to make a public comment at 7:40 p.m. Jim Gurr took over as Chair.

Joe spoke on what was in the County's Master Plan and that he felt that the Amendment was consistent with it.

Al Luurtsema spoke regarding his personal property, and how with the wetlands he owns, this Ordinance Amendment would affect him personally. Al indicated that he didn't feel that, with all the other permits he has to get, another permit was necessary. Al spoke on how he felt that the 25-foot buffer would affect his property. He also felt that allowing sunbathing within this buffer was absolutely unnecessary. He indicated that there is some poor wording throughout the document.

Terry Smith spoke on the process of creating the Ordinance and all the groups that were brought together during the process.

Discussion ensued over the Ordinance.

Al Luurtsema spoke on the Shoreline Zone and how the definition was flawed and totally unneeded.

Alan Martel inquired about how the Ordinance was posted and how many houses may become non-conforming.

Terry Smith discussed the process they used.

Alan Martel spoke on how the residents affected should have been personally notified.

Shirley Klunzinger spoke on the flawed definitions of 15-404 and Shoreline Protection. Shirley also stated this was not posted on the Township Website. She spoke on how she felt this would be a burden to landowners. She also spoke on how this Ordinance should allow for ADA in creating a maximum of a four (4) foot boardwalk. Shirley discussed how Section 15-1316 and Figure 13 was confusing. Shirley would also like to recommend that the Township notify all the lakefront property owners.

Joe Allen left the meeting at 8:55 p.m.

Barb Bradford spoke on how Shirley made some good points and feels that she would like to see it on the website and that 15-404 be revised. Barb indicated that the caretaking of Forest Home Township was pretty good.

Laura Stanek indicated that she felt that buffer zones are a good thing.

Joe Meyers discussed the process of adopting ordinances.

Stan Moore talked about conflicts of interest. Discussion ensued over conflicts of interest.

Jim Gurr spoke on the process of this ordinance crafting an ordinance.

Motion by Laura Stanek supported by Barb Bradford, to recommend Forest Home Township approve Article 15 Shoreline Protection Overlay District with the following conditions:

- 1. Reword Section 15-404;**
- 2. Reword Section 15-302;**
- 3. Reword the definition of Shoreline Protection;**
- 4. Add further explanation of Figure 13.**

Motion carried as a yea/nay vote: Yea: Jim Gurr, Barb Bradford, Laura Stanek, and Alan Martel. No: Shirley Klunzinger. Abstain: Al Luurtsema. Absent: Joe Allen, Marshall Wright and Jill Barnard. Motion carried.

7. Various Matters

Joe Meyers presented Citizen Planner Completion Awards to Alan Martel and Jim Gurr.

8. Public/Member Comment

Barb Bradford gave an update on the Alba Well issue, along with the five (5) events that are coming up in August and September.

Al Luurtsema spoke on the ORV Ordinance for Antrim County and how he thought it was an absolute mistake.

Alan Martel spoke on helping townships with legality issues, and how he would like to see all residents notified of the issues when they arise.

Jim Gurr spoke on how the Forest Home Township Ordinance came to be.

Shirley Klunzinger discussed a county-wide directory.

Meeting adjourned at 10:00 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

October 6, 2009

7:00 p.m.

Antrim County Building - Board of Commissioners Room

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

Members Absent: None

Advisory Present: Stan Moore

Staff and Others: Joe Meyers and Pete Garwood

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 Joe Allen, to approve the August 6, 2009 minutes as presented. Motion carried – unanimous.

4. Helena Township Master Plan Amendments

Jim Gurr spoke on the history of the Master Plan for Helena Township.

Discussion ensued over the future zoning map. Jim Gurr indicated that the highlighted area will be a 300 foot residential strip.

Barb Bradford spoke on the Gas and Oil Drilling, Exploration, and Production section and wanted to know how they could help them against having another Alba Well in Helena Township.

Discussion ensued over brine wells.

Barb Bradford spoke on how she would like to see more education for Oil and Gas wells noted in the Master Plan.

On Page 9 of 15, Shirley Klunzinger indicated that the statement that wetlands should not be

developed does not fit.

Motion by Marshall Wright, supported by Shirley Klunzinger to recommend Helena Township approve the Helena Township Master Plan Amendment with the stipulation that the yellow highlighted be labeled r-1 on the future land use map, more emphasis be placed on education for oil, gas, and brine wells for the residents, and the statement on page 9 that “wetlands should not be in the developed” be stricken. Motion carried – unanimous.

5. Antrim County Master Plan

Shirley Klunzinger spoke on the Master Plan, Page 10-6 (balance property rights with public interest) and 11-4 (shoreline), and how she felt that the Townships should have to justify the reason for an ordinance when they want to create a new one.

Discussion ensued over the issue of Forest Home Township Zoning Ordinance Amendments.

Discussion ensued over going above and beyond the public notice.

Discussion ensued over the role of the County Planning Commission.

Pete Garwood spoke about having a subcommittee to look into asking the public to participate in the process.

6. Kearney Township Zoning Ordinance Amendments

Kearney Township, Ordinance No. 3 – Wind Energy.

Discussion ensued over wind energy.

Motion by Barb Bradford, supported Shirley Klunzinger, recommend Kearney Township approve Ordinance No. 3 and request that they share their results with us if they have any wind towers sited in the Township Motion carried – unanimous.

Kearney Township, Ordinance No. 4 – Sexually Oriented Businesses.

Shirley Klunzinger spoke on how she didn't think that it was right to have a non-conforming use that was different than other non-conforming uses.

Barb Bradford commended Kearney Township on addressing an issue that is a hot button issue.

Al Lurtsema would like to have a 500 foot buffer from bodies of water.

Motion by Shirley supported by Joe Allen, to recommend Kearney Township approve Ordinance No. 4 with the stipulations that they have their Attorneys review Section 16 for potential illegalities and to add “a body of water” to the 500 foot buffer section location restrictions. Motion carried – unanimous.

7. Various Matters

Joe Meyers informed the Committee of the Recycling program.

Al Luurtsema spoke on the articles from the news paper regarding Benzie County Planning Department.

8. Public/Member Comment

Jim Gurr spoke on Broadband in Antrim County and asked why Antrim County has not gotten involved in a consortium. Jim Gurr also spoke about the Traverse City Light and Power Wind Project which is moving to Antrim County.

Alan Martel spoke on budget cuts, because of declining revenues and planning and zoning.

Discussion ensued over the Master Plan and having it reviewed section by section over the next few months.

Motion by Jim Gurr, supported by Joe Allen, to send out a letter of Intent to Plan, and that we review the Master Plan chapter by chapter, starting with the introduction and chapter one. Motion carried – unanimous.

Barb Bradford said that on October 17, 2009 there will be a Friends of the Jordan POWER Coalition fund raiser in East Jordan at the Lumber Jack to help pay off the debt for the Alba injection well legal fund.

Meeting adjourned at 9:05 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

November 3, 2009

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jill Barnard, Jim Gurr, Barb Bradford, Shirley Klunzinger, Marshall Wright, and Alan Martel
Members Absent: Al Luurtsema, Joe Allen, Laura Stanek
Advisory Present: Stan Moore
Staff and Others: Joe Meyers, Pete Garwood, and David Peterson

1. Meeting called to order at 7:00 p.m. by Jim Gurr.

2. Public Comment

Jim Gurr introduced David Peterson to the Planning Commission.

3. Minutes

Discussion ensued over the previous month's minutes and other issues.

Motion by Alan Martel, supported by Barb Bradford, to approve the October 6, 2009 minutes as amended. Motion carried – unanimous.

4. Antrim County Master Plan Review

Discussion ensued over the process of amending the County Master Plan and how to go about it. Jim Gurr addressed how we need to cite the current Planning Enabling Act vs. the County Planning Act.

Discussion ensued over Chapter 1 and 2 of the Master Plan and how they could be improved.

Jim Gurr requested that the Commission review Chapter 3 for next month.

5. Various Matters

Joe Meyers passed out the proposed ORV Ordinance draft and indicated Al Luurtsema wanted the Planning Commission to review it. Discussion ensued over the proposed Ordinance and the issues regarding ORVs.

Discussion ensued over the dangers of ORVs.

David Peterson spoke about how other people besides ORVS use the road right-of-ways.

Motion by Alan Martel, supported by Barb Bradford, to recommend to the Board of Commissioners when addressing the ORV Ordinance, amend the Ordinance to not allow persons under the age of 16 on County Roads if permissible by Law; to indicate in the Ordinance that ORVs do not have the right to trespass over private property/roads; to have the County Commissioners look at other roads with similar conditions to the roads in Section 2 “Closed Roads”; to add the word ‘Public’ to the preamble (the first sentence); and to address the conflicts of other users of the road right-of-ways (e.g., bikers, walkers, joggers, etc.) Motion carried – unanimous.

Alan Martel handed out an article from the Leelanau Enterprise regarding the Grand Vision and discussion ensued over the Grand Vision.

Barb Bradford spoke on the new group of Stake Holder Meetings for the Bay Harbor Group.

6. Public/Member Comment

David Peterson indicated that he would like to be considered for a position on the Planning Commission.

Barb Bradford requested that all Planning Commission Members bring their copy of the Master Plan to every meeting.

Jill Barnard spoke on the Recycling Program and the County Budget.

Shirley Klunzinger informed the Commission about a luncheon for the Antrim County Republican Women at Siren Hall in Elk Rapids on November 9, 2009 regarding the area dams. The Cost will be \$12.00 per person.

Pete Garwood discussed the Broadband proposals throughout the County that are funded with stimulus funds.

Motion by Barb Bradford, supported by Jill Barnard, to have the Planning Commission write a letter of support for the Broadband initiatives. Motion carried – unanimous.

Meeting adjourned at 9:45 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission

DRAFT

County of Antrim **PLANNING COMMISSION**

Jill Barnard

Al Luurtsema, Chairman

Shirley Klunzinger

Joe Allen

Jim Gurr, Vice-Chair

Laura Stanek

Barbara Bradford

Alan Martel, Secretary

Marshall Wright

Vacant

Minutes

December 1, 2009

7:00 p.m.

Board of Commissioners Room, 2nd Floor, Antrim County Building, Bellaire

Members Present: Jim Gurr, Barb Bradford, Shirley Klunzinger, Marshall Wright, and Alan Martel
Members Absent: Marshall Wright, Joe Allen, Jill Barnard
Advisory Present: Stan Moore
Staff and Others: Joe Meyers, Pete Garwood, and David Peterson

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 Jim Gurr, to approve the November 3, 2009 minutes as presented. Motion carried – unanimous.

4. New Economic Reality

Stan Moore gave a MSU Presentation on the New Economic Reality (attached). Discussion ensued over the economy.

The Commission watched some videos from Emmet County. Discussion ensued over attracting business.

Discussion ensued over Economic Development.

5. Elk Rapids Township Zoning Amendment

Discussion ensued over the Amendments.

Motion by Laura Stanek, supported by Shirley Klunzinger, to recommend Elk Rapids Township Board approve the Amendments to Chapter 1 and 15 of the Zoning Ordinance as presented. Motion carried – unanimous.

6 Antrim County Master Plan Review

Discussion ensued over Chapter 3 of the Master Plan.

The Commission decided to change the verbiage of the third sentence of the fourth paragraph, on page 3-3 to say “because of the relatively small side of the acreage changes, the gain in acreage may reflect a higher water table in 1998 compared to 1978”.

The Commission also decided to strike from the tenth paragraph of page 3-5 the words, “therefore, it is nutrient rich” because of its inaccuracies.

The Commission asked that Staff check the accuracies of the Grass River Natural Area section of the Plan.

The Commission discussed the section on the TCE and Tar Lake Plums. The Commission decided to rework the section to bring it up to date.

The Commission went through the Implementation Section and deleted #3 and the middle portion of #2. They also changed Industrial Park to Business Park in #6.

The Commission asked staff to invite Mark Stone, Drain Commissioner to our next meeting for a presentation on the Dams.

7. Various Matters

8. Public/Member Comment

The Committee wished each other a Merry Christmas and a Happy New Year.

Meeting adjourned at 9:15 p.m.

Submitted and Approved

Alan Martel, Secretary Date:
Antrim County Planning Commission